

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY HALL**  
**TUESDAY, JUNE 28, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, June 28, 2022, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto:gschindler@sjc.utah.gov) by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

**Join South Jordan Planning Commission Electronic Meeting June 28, 2022 at 6:30 p.m.**

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
  - [C.1.](#) June 14, 2022, Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**

G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. THE DAWN AT DAYBREAK CONDOMINIUMS PLATS 1-3 PRELIMINARY CONDOMINIUM PLAT**

Address: 11281 S., 11309 S. and 11333 S. Lake Run Road

File No: PLPP202200029

Applicant: Daybreak Communities

**H.2. CAMERON DETACHED GARAGE CONDITIONAL USE PERMIT**

Address: 11164 S. Anna Cir.

File No: PLCUP202200124

Applicant: Gary Monteer, Clic Homes

**H.3. WOOD DETACHED GARAGE CONDITIONAL USE PERMIT**

Address: 9447 S. 2500 W.

File No: PLCUP202200128

Applicant: Tim Wood

I. **LEGISLATIVE PUBLIC HEARINGS**

**I.1. 2555 W 11400 S REZONE FROM A-5 TO R-2.5**

Address: 2555 W 11400 S

File No: PLZBA202200064

Applicant: Austin Bowthorpe

J. **OTHER BUSINESS**

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )

: §

COUNTY OF SALT LAKE )

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website [www.sjc.utah.gov](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 23rd day of June, 2022.

Cindy Valdez

South Jordan City Deputy Recorder



**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
June 14, 2022**

Present: Chair Michele Hollist, Commissioner Steven Catmull, Commissioner Laurel Bevens, Commissioner Trevor Darby, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Planner Ian Harris, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Absent: Commissioner Nathan Gedge

Others: Sara Hiatt, Connie Strang, Gordon Wood, Val Killian, Steve Tingey, Jennifer Smith, Chris Bevens, Sheila Harris, Duane Rasmussen, Gerald Brackett

6:30 P.M.

**REGULAR MEETING**

**A. WELCOME AND ROLL CALL – *Chair Michele Hollist***

Commission Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. She excused Commissioner Nathan Gedge, who was absent from the meeting.

**B. MOTION TO APPROVE AGENDA**

**Commissioner Darby motioned to approve the June 14, 2022 agenda as printed. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

**Commissioner Bevens motioned to approve the May 24, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.**

**D. STAFF BUSINESS**

Planner Ian Harris noted that the Staff Report for the first item on the agenda was not included in the packet, he handed out a copy to each of the commissioners as printed from the May 24, 2022 meeting packet.

City Planner Greg Schindler noted that he left a copy of the updated text amendment for all the commissioners as well (Attachment B).

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Michele Hollist reminded everyone that she will miss the first meeting in July.

Commissioner Laurel Bevans will be gone from the next meeting.

**F. SUMMARY ACTION – *None***

**G. ACTION**

**G.1. DIXON ACCESSORY STRUCTURE**

Location: 10111 S Chattel Cir.

File No.: PLCUP202200067

Applicant: Val Killian

Planner Ian Harris reviewed background information from the Staff Report. He noted that there is a section in the residential zone code, Section 17.40, that also gives the ability to have the curb cut where they are planning.

City Planner Greg Schindler said that section also states that generally, with double frontage lots, you are not allowed to access the rear of a double frontage lot unless approved by the city engineer. The city engineer has given his approval for this plan and the encroachment permit.

Commissioner Steve Catmull noted that the driveway intersects with the sidewalk and the precast fence that is being proposed on the right edge of the diagram in Attachment C. He asked if there are any concerns about pedestrian safety there with cars coming out, and would like to see that addressed.

Chair Michele Hollist asked if there is a visibility requirement, as we don't allow certain heights or types of fencing on corners and in front yards for this reason.

Planner Harris said there would be a requirement, but as shown he doesn't believe the applicant would be able to construct the wall that high because there is a clear vision requirement on driveways and roads. However, the conditional use permit is not addressing that part of the

project. Fencing permits are no longer required, it is the owner's responsibility to build their fence according to city standards.

Planner Schindler said the clear vision setback for a driveway onto public right of way is 10 feet on each side.

Chair Hollist asked if this needed to be specified tonight, to ensure it happens.

Planner Schindler said this isn't a condition the commission can put on this conditional use permit, as it's not a detrimental effect since it's already part of the code.

Chair Hollist asked who enforces that code.

Planner Schindler said it would be Planning or Engineering that enforces that code. They will also submit a site plan to review for a building permit, and staff would hopefully tell them they can't put the fence in that location.

Planner Harris said his understanding is that their building permit for the accessory building or any renovation work is not necessarily pertaining to the fence, because building a fence no longer requires a permit.

Planner Schindler said that was correct, but they will also have to show a site plan and he imagines they will use the same one from before. Staff can also let them know, through their approval with the conditional use permit, that the fence can't be built the way it is proposed.

**Val Killian (Applicant)** represents the Dixon's, and said they would be more than happy to provide a 45 degree, 10 foot offset on that entrance; they will show that on their site plan.

Commissioner Catmull said this is a definite improvement to what is on the south of this, as that entrance just goes right up to the road.

Chair Hollist said her only qualm is the offset not being what our ordinance states. However, it helps that the adjacent neighbor came and spoke their approval for the project.

Deputy City Attorney Greg Simonsen said that with respect to the last item, where the city engineer has determined that he has the ability and authority to grant an encroachment permit, Attorney Simonsen agrees he has the authority; however, there is nothing on the record here tonight that says the engineer has specifically done that.

Deputy City Engineer Jeremy Nielson said that he can confirm the city engineer has reviewed this, and that he approves of this access as outlined in the code.

Attorney Simonsen also noted that line of sights and fences, obstructing views, is persistently enforced in the city. He is usually involved in these issues, including when people are forced to take down their fences and that is not an uncommon occurrence. A variance is commonly asked for on that rule, and since he has been with the city those have always been denied by the independent hearing officers.

Chair Hollist asked if Engineer Nielson had confirmed that had been approved.

Engineer Nielson said yes, the city engineer approved the encroachment permit.

Commissioner Catmull said he was concerned about the distance, it is around 91 feet to the nearest entrance; the minimum is 100 feet between entrances, so it is pretty close to the minimum amount.

**Commissioner Darby motioned to approve File No. PLCUP202200067, for a conditional use permit. Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor; Commissioner Gedge was absent from the vote.**

## **H. ADMINISTRATIVE PUBLIC HEARINGS**

### **H.1. DAYBREAK VILLAGE NORTH STATION MULTI-FAMILY #1 AMENDED SUBDIVISION AMENDMENT**

Location: Lots 115 through 135 and Lots 144 & 145

File No.: PLPLA202200091

Applicant: LHM Real Estate

City Planner Greg Schindler reviewed background information from the Staff Report.

Chair Michele Hollist asked if there was a representative from LHM Real Estate present, there was not. She asked about the step lots and for an explanation.

Planner Schindler said where they are stepping in and out is usually towards the backs of the units, where they get narrower, but they also have to have a setback because there is a window and those have to have a certain amount of setback to the next building. They are all a similar size, they just alternate directions where the indents are.

Chair Hollist asked if they are facing different roads.

Planner Schindler said no, they will mostly face onto Cardinal Park Road, the other will be facing on the other road. If they are in a row, they all face the same street.

Chair Hollist asked if these homes qualify for fewer garage spaces because of their location in relation to mass transit.

Planner Schindler said yes, these are very close.

Chair Hollist opened the hearing for public comment. There were no comments, the hearing was closed.

**Commissioner Catmull motioned to approve File No. PLPLA202200091, Amended Subdivision Amendment. Chair Hollist seconded the motion. Roll Call vote was 4-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

**H.2. SPENGA FITNESS CENTER SITE PLAN/CONDITIONAL USE  
PERMIT APPLICATION**

Location: 3576 W SoJo Drive

File No.: PLSPR202200048

Applicant: Braxton Thompson

Planner Ian Harris reviewed background information from the Staff Report.

Chair Michele Hollist said they have seen other site plans in this area, and asked for a brief history of this mixed use zone with regards to the homes that went in across the street.

City Planner Greg Schindler said that where those homes are located was originally intended to be a retirement community; this area was always intended to be the retail section.

Commissioner Laurel Bevans asked if the façade and elevations of this project match the surrounding commercial.

Planner Harris said it is somewhat similar, and was brought up in the Architectural Review Committee (ARC) Meeting. It is not exactly the same, but the materials are quite similar with a faux wood for the top section, masonry for the bottom along with many windows. There is a lot of visibility along the north elevation with many windows, the south elevation that faces the residents contains some windows that are higher up to ensure privacy for both the residents on the other side of the street, as well as those inside the fitness center. Even though not required, the ARC requested the applicant provide some kind of inset or relief to break up the façade; the applicant added that to their plans, even though it wasn't required. There will also be landscaping in the park strip that should break up the façade from the residents across the street.

**Gordon Wood (Applicant)** noted that Braxton was at a birthday party and was unable to make it tonight. He asked about the rear façade, where they were asked to do either an inset or something to break up the back of that. They had planned on putting landscaping there, and wanted to ask if it mattered whether it's an inset or a pop-out; does it really matter which way they go with that, as they would like to have options if possible.

Commissioner Catmull was at the ARC meeting, said he doesn't believe it matters either way. The intention was to break up that long stretch on the back side and make it visually appealing.

Mr. Wood said they talked about doing an inset, and saw some photos of another building over

by the new commercial stuff in Herriman at the Mountain Ridge Village, where there is a four inch pop-out that extrudes from that building that actually looked really nice around the windows. They thought that might have the same visual appeal, same break-up of the façade, but it would be easier to frame and he thinks it would still give that appeal.

Commissioner Catmull noted that sounds similar to someone putting faux columns on the outside of a building.

Chair Hollist said it sounds like it still meets the intent of what the ARC had. She opened the hearing for public comment. There were no comments and the public hearing was closed.

**Commissioner Bevans motioned to approve File No. PLSR202200048, Site Plan and Conditional Use Permit Application. Chair Hollist seconded the motion. Roll Call vote was 4-0, unanimous in favor; Commissioner Gedge was absent from the vote.**

### **H.3. CASTELLO ESTATES PRELIMINARY SUBDIVISION APPLICATION**

Location: 1379 W Shields Lane

File No.: PLPP202200079

Applicant: Hayley Pratt, Castlewood Development

Planner Ian Harris reviewed background information from the Staff Report.

**Duane Rasmussen (Applicant)** is representing Castlewood Development. He loves this smoothly run Planning Commission and he is happy to answer any questions they might have. Regarding the remnant parcel going to the west, they are still working with staff on that. The adjoining potential heirs to that property would like it, but they don't want it now because they don't want to disrupt their father's life. They may plat it as Plat A and figure out how to deal with it with the staff.

Chair Hollist opened the hearing for public comment. There were no comments and the hearing was closed.

**Commissioner Darby motioned to approve File No. PLPP202200079, Preliminary Subdivision Application. Chair Hollist seconded the motion; Roll Call vote was 4-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

### **H.4. RIVER RUN ESTATES PHASE 3 PRELIMINARY SUBDIVISION APPLICATION**

Location: 1113 W River Pass Cove

File No.: PLPP202200102

Applicant: Connie Strang, Urban Legend LLC

Planner Ian Harris reviewed background information from the Staff Report.

Chair Michele Hollist asked if this was essentially a flag lot.

Planner Harris said the parcel at the rear has an easement.

City Planner Greg Schindler said this is an existing parcel that's already there, it is not changing and it's not a lot in the new subdivision; it is remaining a parcel and not being created as a lot. Parcel A in the back comes down to the south, runs along behind the lot labeled as 1113 West and then connects to the vacant lot to the east. This subdivision is taking the 1113 West and 1114 West lots on the north side and creating one new lot to the east of 1113 West. They are also combining the 1113 lot with an extra piece of property, the five foot strip that runs behind it, adding it to that lot. There is also a remainder of that Parcel A that will remain separate and it could be subdivided in the future. There is a road that stubs from the north towards the south, and it stubs just right, into some currently vacant property. It is anticipated that in the future, that property will probably develop and the applicant and owner of this Parcel A is anticipating when the road comes down she will be able to access this parcel from that road. He said that the easement to River Pass Cove remains there because it is an easement that is being granted from the two properties already existing there. He referred to the map included in the Staff Report from the city GIS system that shows if the road continues down, it will come down right down the side in the future; this has been anticipated for years, it just depends on when the property owner decides to develop. The easement exists as it is to provide access only to that parcel, it is not being created as a lot because it is a parcel and he doesn't believe they could build a house on it because it is not an official lot. Leaving it as a parcel, which it already is, they would still not be allowed to build a home on it right now either.

Commissioner Laurel Bevans referred to the GIS map and pointed to the space between the two existing homes, it is labeled as 114 twice. She asked if that was the easement, or just another small parcel of property that is being moved into the lot.

Planner Harris was unsure if it is a fragment that currently exists, or if it is an error on the map. The subdivision plat shows it would be removed if it does exist. Nothing is changing on the lot to the north. If anything, he believes, based on the subdivision plat, that the lot to the south would incorporate that fragment if it does exist.

Commissioner Steve Catmull had questions about the frontage, and asked to refer to the subdivision plat. He asked if that is saying that lot 8 has a frontage of 74 feet.

Planner Harris said when he measured the plat and calibrated those measurements, it was just over 90 feet. He is not sure what the 74 foot measurement is stating, but his measurements show around 90 feet.

**Connie Strang (Applicant)** said that the small piece is going with 1114 West, on the north side. The piece on the south side will go with the 1113 West. The easement will remain for the parcel in the back.

Chair Hollist opened the hearing for public comment.

**Steve Tingey (Resident)** said that because of the subdivision they are kind of buried back in

there. Their property is to the south side of this. They moved out here to have large animals; they have had them, they have them, and they want to continue to have them. He is wondering about the requirements for a fence, plus there is an irrigation ditch that runs along the west side of that property and he would like to know the status of that. He noted that he is hard of hearing and hasn't been able to hear much of what has been said, and he apologized if he was repeating anything.

**Jennifer Smith (Resident)** thinks, as it has been explained, most of the neighbors are okay with this. Their concern is that the parcel will somehow try to be accessed through their circle, and they don't want any more traffic. As long as it remains a parcel and doesn't get built on until the other road comes through, they are okay with it, but they don't want that to happen in the future.

**Sara Hiatt (Resident)** said her backyard abuts Parcel A, and she ultimately has no objection to the separation and development of the lot out front. However, she knows that there are a lot of drainage issues on Parcel A that have flooded her house for years; they have been fighting it, trying to get that Parcel A taken care of and graded correctly so it doesn't drain into her land. They have had some issues with that, and she knows it was mentioned that there is a drainage ditch that goes to that front parcel as well. Her concerns are just that if there is anything that can be done at this point, while this is being divided, to help address some of the water drainage issues, she would like to have that done. From her understanding and what they have witnessed on her property, which she has pictures of, they have secondary water on that back parcel, but it's not graded evenly and the water all pools to the north end of the property which abuts her backyard and creates standing water that is 10 feet from her house. During this work, she would request that any drainage issues that can be addressed, while this is taking place, be addressed while this is being separated.

Chair Hollist closed the hearing. She asked staff about the masonry wall, if it will be required along the property that still has animal rights.

Planner Harris said he is not sure if they need to install the masonry wall now, or when the property is developed.

Planner Schindler said it would need to be installed now, with the subdivision. The masonry wall will likely not be required along that parcel, because it's not really a subdivision lot. However, the lots on the address of 1113 and the new one to the east of that will definitely require the masonry wall.

Chair Hollist said the Staff Report mentioned that it is required to install a masonry wall along the west side of Parcel A.

Planner Harris said he may have misstated that, as that parcel is still located in the R-2.5 zone and borders on agricultural.

Planner Schindler said that would occur with development, and that is when subdividing; these have not been subdivided yet and it is a remainder parcel. It's state isn't going to change until it becomes a lot and is subdivided.



Deputy City Attorney Greg Simonsen said he will look this up in the code and see if there is anything there.

Chair Hollist noted that this would ease concerns, that everyone with property rights maintains those right and once a house is there, there will be a fencing requirements. They just need to clarify whether it is required now on Parcel A.

Mr. Tingey yelled out from the audience, asking what kind of fencing is required.

Planner Schindler noted that incompatible zones are when neighboring properties are large enough, and zoned correctly, to have large animals. When neighboring properties that can't have large animals are developed, they have to put a masonry wall between the properties. Based on the zoning map, the properties to the south of this subdivision are already zoned R-2.5 and they have the same zoning. They may have animals, but those animals were grandfathered in, those properties were rezoned so he doesn't know if they technically meet the requirement. Right now, the large animals on the properties are legal nonconforming. With this, he is not sure if there is a fence required at all on that south side since the zoning is the same. None of the properties have animal rights shown on the map.

Mr. Tingey yelled out from the audience again, saying they have lived here 52 years and had animals every year for those 52 years.

Planner Schindler explained to Mr. Tingey that he can't shout out from the audience, he has to come up to the microphone to talk, but only if the commission allows him to. If he can't hear he needs to stay in a seat up at the front. Mr. Tingey approached the podium and tried to repeat his concerns.

Chair Hollist noted Mr. Tingey was out of order, and that the commission needed a moment before he could talk. She asked the other commissioners about whether or not they felt they needed to open up public comment again for clarification on this particular issue.

Commissioner Bevans said yes, since they are zoned the same but were saying they have animal rights.

**Commissioner Bevans motioned to open the hearing up for public comment again. Commissioner Darby seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.**

Chair Hollist re-opened the hearing for public comment.

Mr. Tingey said what he did hear was that they were out of compliance for having large animals. They have been here for 52 years, they have had them every year since then and asked what's going on.

Planner Schindler said he could explain, that he is not out of compliance. The current zoning of

his property would not allow him to have horses. For some reason, his property was rezoned to R-2.5 a number of years ago. That R-2.5 zone does not allow animals, but if you had them already you can keep them. Future development of property adjacent to him is not required to put up a fence between those large animals and the development, because their zoning is the same; just because he has the animals doesn't mean he gets a fence from the developer. He can keep his animals, but he is responsible for keeping his animals on his property, they are not responsible for keeping his animals off their property. Most property owners would want the privacy anyways, and would build something.

Mr. Tingey said that makes no sense to him. If they are developing around where animals are, they should allow for that. If Connie was here, or if she can hear, he asked what she would say.

Attorney Simonsen introduced himself to Mr. Tingey and invited him closer so he could try and explain what's going on. He said nobody is trying to take away his animal rights here today, that is not in front of this commission, and is not something he should worry about at all.

Mr. Tingey said he wants his animals protected from the development, and the developer, to him, should be responsible.

Attorney Simonsen said that Planner Schindler has already addressed that, that he has to take care of his animals, he has to build a fence on his own property to protect his own animals. If his neighbor does something to his animals, then that is between him and his neighbor. He will not be able to make the developer build a masonry fence along that property. He does have the right to keep his animals, he has the right to protect his own animals, and he has the right to redress someone who does something unlawful or illegal to his animals.

Mr. Tingey asked Tasha in the audience what her mom's plans are, and she responded that she doesn't know. He then added, regarding the drainage issue, the two properties to the west are large properties that irrigate out of the canal and there is a lot of standing water that comes down there.

Ms. Strange said regarding the fence, she already has a masonry fence on the front lot. The back parcel will not be changed until it's developed. As for the drainage for the other person, she would be glad to flatten that out better. It will not solve the problem, as they put their house too deep and the water comes in from underground from the fields being watered from behind as well. She thought the sewer going back there would have solved their problem, but it didn't.

Ms. Hiatt said she doesn't want to fight on here, but ultimately, they only flood when Parcel A is irrigated and gets standing water against their fence; Ms. Strange is correct, it does come in from underground but it builds a pool next to her fence that goes down into the ground and then comes back up. They have recorded video of that being irrigated and the direct correlation of their now sub-pumps they have put in going off. They would love if Ms. Strange would grade that for her, that's what they have been asking for and she knows she has communicated a lot through Ms. Strange's brother. They will try to work this out on the side, but ultimately, if there are other irrigation things that are being dealt with at this time, that is when she would like to maybe see if there is a bigger picture and everything could be done together while this is being done so no

future neighbors have drainage issues as well. She does know some people down river, who have had drainage water issues as well and they are not here to speak to that, she doesn't want to speak on their behalf. She knows there are drainage issues, and if there is a time to address that she would love to address it all at once.

Ms. Smith said she is probably speaking for the neighbors, but there is a concrete fence on the open lot. This lot that used to have the easement behind it that connected the two lots is not a six foot concrete fence. Between the new lot and the parcel lot, that is probably the lot that Mr. Tingey is concerned about. For clarification purposes, if there does need to be a masonry wall it should probably be clarified whether the current residents of that lot, the Broadbents, need to pay for that fence, or Connie, or possibly Mr. Tingey. For a point of clarification, the concrete wall ends and does not continue all the way back to the parcel.

**Gerald Brackett (Resident)** lives next door to the home with the water problem. The situation is this, in addition to the irrigation water which is on that field, there is an underground stream that goes through that property and catches part of those two parcels. It was his understanding that part of the commitment of the developer of that cul-de-sac to the north was that they were supposed to put in a field drain to catch that. He believes that is the source of your problem. There is a drainage system on the north side of that that catches it for the development to the north. So, that part of their journey will have to be engineered into the development of this lot, otherwise they will have the same problem; it is not the irrigation per-se that is causing the problem, it exacerbated it.

Ms. Strange said the lot Mr. Brackett spoke of is the parcel in the back that is not being developed at this time, and when the road goes through it will have to be dealt with that time.

Chair Hollist closed public comment. She asked Planner Harris if, after this item is finished, he could step out in the lobby and answer any additional questions from neighbors on this issue. She asked if staff had any more info about when the masonry walls will have to be built.

Attorney Simonsen said that at the time of development, the masonry walls will have to go in.

Chair Hollist asked to confirm that the masonry walls will be around Parcel A when it finally becomes a lot and is developed.

Attorney Simonsen said his understanding is that they will need to go around the spot where the zone changes.

Chair Hollist then mentioned the irrigation ditch, asking staff to confirm that everyone will still have their water rights honored and allowed continued access.

Deputy City Engineer Jeremy Nielson said that nothing is showing on the plans right now. This is just a subdivision, so there is no site plan to go off of. There are no grading modifications in the plan right now.

Attorney Simonsen added that there are general legal principles, with respect to that issue.

Whether there a site plan or not, there are 2 issues here. One with irrigation water, and then the storm water drainage. We don't know, in this case, exactly where one begins and exactly what the problem is. With respect to storm drainage, each property owner is required to retain their storm water on their own property, unless they have another arrangement like an easement or something to a drainage pond, etc. If that is a problem, then that becomes a private issue between property owners, and if it can't be resolved voluntarily that's what the courts are for. With respect to irrigation water, there should be an easement related to that specific ditch, and that cannot be interfered with without legal ramifications or a contract. Those holding the property or water rights with respect to that ditch are legally responsible for maintaining that ditch and ensuring water doesn't escape and flood other properties. He can't comment with respect to any underground river/stream, but if something was supposed to be done in the past that's a potential private action item.

Chair Hollist asked if there was a concern over where water is coming from, would the city have a role in evaluating that, or would that be entirely a private matter.

Attorney Simonsen said that in this case, the matter has existed for quite some time, and he doesn't know if the offer heard tonight to grade the property will address the problem or not. In his opinion, this is not a city issue, nor is this a conditional use application where conditions regarding the water situation could be required for development. It is a concern of all citizens in the city, if water is damaging a neighboring property, but it's not something the city has an obligation or right to be mediating.

Engineer Nielson said he met with the city engineer today about the property. The engineering department is aware of this issue, and the city engineer has visited the site and their perception is that this is a private matter.

Chair Hollist brought up the concern of through traffic. Should the property labeled as Parcel A eventually have access to the road that would come through when the properties behind it are developed, she asked staff if it would still retain that easement access out to the circle.

Engineer Nielson said he believes the intent is to retain that access, and potentially with future access consider possibly joining that into Chosen Way. That's not what's being done here, but that is a thought, as retaining and extending that access easement to Chosen Way has been a discussion.

Planner Schindler doesn't know if that access easement is wide enough to meet our right of way requirements to be made public. However, Chosen Way definitely is large enough.

Planner Harris noted that it is 20 feet wide.

Planner Schindler said that Chosen Way would be the preferable way to access the lots on that Parcel A.

Chair Hollist asked if staff envisions a scenario where Chosen Way is directly connected to River Pass Cove.

Engineer Nielson said no, it would be more of an alley access at the most.

Commissioner Bevans asked if at a future time they do connect to the other street, could that easement be vacated.

Planner Harris said he believes that would require a subdivision amendment.

Planner Schindler said that is a private easement. If in the future they have access, Chosen Way comes further south and Parcel A is subdivided, the lots would face Chosen Way and that easement could go away. Since it's a private easement that is up to the owners, it is not a public easement. As a private easement it can be vacated by the owner at any time.

Chair Hollist moved to the concern over the fill drain that was not put in. She asked staff if a site plan or agreement is believed to not have been followed, what action would they recommend for a citizen to take with the city.

Engineer Nielson said that if the site plan wasn't followed, that could come to city staff to look at. If it is a recent build, there are bonds in place for protection, to ensure it was done. However, if it's older he's not sure what they could do, it would have to be looked at.

Attorney Simonsen said it is enforceable after the fact, they could go to court and get an order for it to be done. The best thing is if there was a bond, usually for required improvements on a property; he is approving bonds as performed for the legal department nearly every day. The city does require bonds for infrastructure improvements on private developments, however someone would have to go look it up and see what was required. Once they get that information, they would need to explore the alternatives.

Planner Schindler was able to find the code regarding fencing issues that came up. A minimum six 6 foot tall masonry fence with a cap shall be installed between the development and any adjacent parcels zoned for, and meeting the minimum lot size for, large animals; or, between any adjacent property that allowed large animals under a legal nonconforming use. The neighbor's legally nonconforming use of his property with horses will require that fence to be installed with development. Parcel A is not being developed at this time, so it probably will not have a fence built right away, but the other lots being created should have that fence. A bond will be required with subdivision approval before the plat can be recorded.

Planner Harris apologized, as it wasn't clear that the property had animal rights because of the zone, and he thanked Greg for finding those clear directions.

Chair Hollist said that the Staff Report indicated it was required along the west side of Parcel A, and she asked if they needed to make any notice in their motion citing that, to make sure they have covered their bases.

Planner Schindler said yes, they should note in their motion that all city codes must be met with the subdivision approval.

**Commissioner Bevans motioned to approve File No. PLPP202200102, Preliminary Subdivision Application, as presented to the planning commission with the requirement that all city codes must be met. Chair Hollist seconded the motion; Roll Call vote was 4-0, unanimous in favor. Commissioners Gedge was absent from the vote.**

## **I. LEGISLATIVE PUBLIC HEARINGS**

### **I.1. Text Amendment – Amending City Code Sections 17.16.010 concerning Planning Commission Organization.**

Ordinance No.: 2022-12

Applicant: South Jordan City

City Planner Greg Schindler reviewed background information from the Staff Report. He referenced changes requested in Attachment A regarding the mayor's appointee and description. He discussed that they are trying to keep the code consistent so some of the suggested changes couldn't be made at this time, and that the city council would like to have this at their next meeting and appoint the next commissioner in July. He asked for approval of the updated copy given to the planning commission members tonight (Attachment B).

Chair Michele Hollist noted that she likes that this amendment allows a Planning Commission member to continue their term, especially should the boundaries change around them. She wonders if it's appropriate to indicate that if they've moved outside of the city, that may not be an option. However, she thinks that later in the code it still gives that City Council member the option to make the decision as to whether or not they want to let that commissioner finish their term. She asked staff if she is interpreting it correctly, that should a commissioner move out of the city, the person who appointed them still has the ability to choose to keep them or appoint somebody else.

Planner Schindler said that in the past, if a commissioner moves outside the city, they are automatically off the commission. He doesn't know where it might be in the code, but it has happened before and that person who moved resigned from the commission. There is a requirement that they have to live in the city limits.

Chair Hollist noted she doesn't think that is in this particular document.

Planner Schindler, after looking through Attachment B, agreed that it just says "if the planning commission member moves outside its council district," which could also mean outside the city.

Commissioner Trevor Darby noted that the part that was scratched out, about the third line down, said "and shall maintain residency in the city during the alternate member's term." He wonders if that's the part that needed to stay in, to maintain residence in the city. However, that was only mentioning the alternate member.

Chair Hollist said she believes the potential is built in, because they have given a City Council member the authority, that should a move occur they can reappoint someone else. The city council always holds the authority at any time by a vote of majority to remove any commissioner. There are two methods available, should someone care enough to enforce those rules.

Planner Schindler agreed, however said it might be good to bring this up with Planning Director Steven Schaefermeyer.

Chair Hollist asked when this was being seen by City Council.

Planner Schindler said it is scheduled for next week's meeting.

Chair Hollist said that means they don't have time to table this for that discussion.

Planner Schindler said she is right that the city council can remove any commissioner at any time for any reason, so if they felt strongly enough that someone had to live in the city they could choose to remove them. It might also depend on how close they are to the end of their term. It would seem strange that they couldn't or wouldn't do that, since a member of the city council moving out of the city would no longer be able to sit on the council.

Commissioner Laurel Bevans noticed that three members is a quorum, and three votes are needed to pass, even though there are now six members. She asked if there is a reason they left those at three instead of moving them up to four since there are now more voting members

Chair Hollist said it still requires a majority vote. It means that three members can still do the work, but if six of them are here it would take four votes to pass.

Deputy City Attorney Greg Simonsen said it states that to pass, it has to be a majority of the people present.

Chair Hollist appreciated that they left the three members as a voting minimum for their benefit.

Commissioner Steve Catmull has read this multiple times because, as mentioned in an email he sent, it feels like everything is all over the place. He appreciates staff giving him a chance to look at the governing body again, because his intent in that was to give some reference that included the city council and the mayor. He can see where it says "the governing body," which may be referred to as the city council, includes the mayor. He is good with how it is worded, it is still a little unclear and he hopes that gets cleaned up in the future.

Planner Schindler said it is important to note that the governing body may not always include the mayor, as the mayor does not vote when things are brought to the city council unless she is there to break a tie. She can appoint a commissioner, but the city council has to approve that appointment, not her. That's one of the reasons why she is considered part of the governing body, but very seldom does she get a chance to vote.

Commissioner Catmull noted that the mayor is also not defined a district.

Planner Schindler said yes, she is voted mayor at large.

Commissioner Catmull noted that every place "council district" is mentioned in the current draft, maybe they should add the clarification that they must be a resident of the city for the mayor's nomination. He asked if that would have to be included everywhere they mentioned council district, or would it be better to just define, for the purposes of this section of Chapter 17, that the mayor's district is at large and they must be a resident of the same.

Planner Schindler said they did add “or a resident of the city” for the mayor’s nomination. He mentioned it might want to be worded as to what happens if a commissioner moves out of a district they were appointed to, or if the mayor’s appointment moves outside the city.

Commissioner Catmull said that was his problem, he was trying to find all the places where that needed to be specific versus where it would be assumed in the code by a “reasonable mind.”

Planner Schindler said it might be easier just to add something that says if any member of the commission moves outside the city, they can no longer be representing any portion of the city. That way, if a commissioner moved out of their district, but are still in the city, their city council member has the option to keep them on. He said the commission can make that a recommendation in their motion, to provide some kind of clarity about what happens when the mayor’s appointment moves.

Attorney Simonsen said they may want to just recommend in their motion that a sentence be added saying “all members of the planning commission shall be residents of the city.”

Commissioner Catmull had another question after reviewing the draft, but he is okay given that the term “city council” can include the mayor. He was looking at a part of the draft that mentions “by a majority vote of the city council,” and then it says “a City Council member that nominated a Planning Commission member.” The way that is expressed, and the way they’d have to interpret that, would be that the mayor is the expanded definition of City Council, which would include the mayor. He is struggling because at some level, when they have the clarification in the parentheses above, they are separating the city council from the mayor, but then in other parts of this section they are taking an expanded view of that term “city council.”

Planner Schindler noted there could possibly be clearer language there, “a City Council member who nominated a Planning Commission member, which planning commission member subsequently moves,” doesn’t note that the commissioner could be removed for any reason. Maybe, they need to change it to “a City Council member or the mayor...”

Commissioner Catmull said he would be open to making the recommendation to be clearer about the mayor and City Council terms in the same paragraph. His last question was, what if the city council member changes before the planning commissioner’s term ends; what would happen to that Planning Commission member.

Planner Schindler said all Planning Commission members are appointed and have the same term as the city council member does. If, say, a City Council member moves and resigns, and there is a special election held to replace that City Council member, the new city council member could at that time replace whichever Planning Commission member is for their district; they could also choose to leave the current commissioner in place. Also, the council member being elected in that fashion is only filing out whatever was left of the previous council member’s term, they do not get a full term. He doesn’t think that’s clarified in the code, but he would assume that’s what would happen and wonders if that needs to be clarified.

Attorney Simonsen said it’s pretty clear, if someone has a term, the planning commissioner has the same term no matter what. If a council member leaves halfway through the term, and someone else comes in to take over the remainder of the term, then the planning commissioner’s term doesn’t change at all; the commissioner’s term has remained the same. The language says “members of the planning commission shall be appointed for the same term, or remainder of a term, as the term of the mayor or member of the city council who nominated him or her.” If the



city council person changes, it is his understanding that they get a replacement council member for the remainder of that term, and then the planning commissioner's term remains the same.

Commissioner Catmull noted he doesn't want to add anything, he just wanted to understand what happens if a City Council member leaves, does the planning commissioner's term end as well. The term has been defined as the elected term, which is every four years.

Planner Schindler noted that it does say that any City Council member can replace a commissioner for any reason, at any time. So, if the new City Council member is elected, they could ask the city council to vote for a new appointee. However, he feels that if that happened and a council member had to leave during their term, the new incoming member probably wouldn't want to stir up the pot to bring in someone of their own.

Commissioner Bevans asked about addressing Commissioner Nathan Gedge's previously emailed comments (Attachment A).

Chair Hollist opened the hearing for public comment. There were no comments, and the hearing was closed.

Chair Hollist understands why the mayor and City Council would want to move this way, how it might be more appealing to that at-large member being able to vote at every meeting they attend. She very much appreciated leaving the three member quorum, allowing them to operate with lower numbers, since there have been a few times it has been a struggle to get that additional person. She also noted that she and Commissioner Bevans saw the new map and wondered what would happen since they are now both residents of District 2. It is up to District 5's City Council member, which is Council Member Jason McGuire, and the mayor with regards to how they would like to proceed. The way she reads it, Commissioner Bevans will be able to carry out the rest of her term. However, in discussions, they think it might be more appropriate for Commissioner Bevans to become the at-large nominee if the mayor were favorable to that suggestion. That way, Council Member McGuire could have someone who actually lives in District 5 complete that term since there are still 3.5 years left. She will discuss this with Council Member McGuire, but wanted staff input as well. In a motion, she would suggest adding a residency requirement that is a little bit clearer. If somebody moves, they can still finish out their term if the move is within the City of South Jordan and they remain a South Jordan Resident. It also might be worth adding clarity to the reference of mayor versus City Council.

**Commissioner Catmull motioned to recommend approval of Ordinance No. 2022-12, amending Sections 17.16.010 of the South Jordan City Municipal Code. They recommend adding clarification at the beginning of the section to identify that a member of the planning commission must be a resident of the city, and they encourage the council to clearly use the terms "city council" and "mayor" throughout each paragraph of this ordinance. Chair Hollist seconded the motion. Roll Call vote was 4-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

## **J. OTHER BUSINESS**

City Planner Greg Schindler said that the next meeting has two items on the next agenda, one is Daybreak and controversial. He is sending out 103 notices for an infill project in the Garden Park Area. It is a project with three condominium buildings, each with 21 units, ranging in height from 60-80 feet and all four story; the buildings with pitched roofs will be the tallest, and the one

with a flatter roof will be the shorter building. The applicant, Weekly Homes, has had a meeting with the residents; Planner Schindler doesn't know how that went, but it was made a requirement by staff to meet with the residents prior to coming to the planning commission. None of the residents reached out to staff after the meeting, but he imagines when the notices go out on Thursday he will hear more.

Chair Michele Hollist asked if those notices will include the language developed by Deputy City Attorney Greg Simonsen explaining master planning.

Planner Schindler said he doesn't believe so.

Chair Hollist said that might be worth putting in that communication if it's not already printed. She asked if it would be appropriate to possibly add that wording to the agenda, or read it at the beginning of the meeting.

Deputy City Attorney Greg Simonsen thinks it would be appropriate for the commission to choose and decide how they'd like to use that wording.

Chair Hollist asked the rest of the commission what they think would be best received, educational, and explain the extent of the authority they have and how very little it is as it relates to a planned community.

Commissioner Trevor Darby feels that once people are here, and they are frustrated, it's hard to walk them back. They will want to say their peace, but it does help them understand at that point that even though they are going to say their peace there isn't typically anything the commission can do because it's a master planned community.

Planner Schindler did ask the applicant to, at their meeting, inform the residents that the number of units can't be an issue because they are under the allowed amount, and they also are under the allowed units per acre for the town center area. Regarding the height, he asked them to inform the residents that there is no height limitation.

Chair Hollist said these are very tall. She has seen three story townhouses that come in under 35 feet.

Planner Schindler said these are four levels. The bottom level is interior parking, then three levels above. It's the pitch of the roof that is making them so tall.

Chair Hollist asked if there is anything currently this tall in Daybreak.

Planner Schindler said the apartment complexes just a little further north are four and five stories. The five story buildings are probably about the same height as what's being proposed because they do not have the pitched roof. There are some three story apartments with the pitched roof that are a little taller than the three story flat roof buildings. They have alleviated a concern about parking, because most of the parking will be inside the building with stalls, but there is also exterior parking as well. At some point, we will probably hear from the residents because they will be sharing a lane, their garages and access to the parking garages are on the same lane.

Attorney Simonsen said he is a little frustrated and concerned that the approvals have become so automatic with respect to Daybreak, and they have to be as they are being handled the correct

way. One night, we will have about 20 people here from Daybreak who will be unhappy with an application, and it's frustrating that no one is being sent from LHM Real Estate. There needs to be that communication between the developer and their citizens, and sometimes that needs to happen in this meeting. He wonders if there is a way to encourage the applicant to be here. Before the change in ownership to the LHM Group, we used to at least get the applicant here. However, now we aren't getting anyone here at all. So far, that has been okay, but one of these nights it will be very different. He knows staff sometimes meets with the developer, and maybe this needs to be brought up to them at that time. He thinks great efforts should be made to have the applicant here for all these Daybreak matters, even if they consider them routine.

Chair Hollist asked if it was appropriate for her to email the representative over this, and request they attend.

Planner Schindler said the items coming up on the next agenda are not from LHM, as they are not the applicant; it is David Weekly Homes, who has purchased the property.

Chair Hollist asked if she sent an email to Planner Schindler, would he forward it to the applicant.

Planner Schindler said he would do that. He actually doesn't know the individual's name that is the contact as he deals with Perigee Consultants. With LHM, he deals with John Warnick as the representative.

Commissioner Darby asked if there is a scenario where the applicant needs to be here, and they are not, if it would catch their attention tabling the item.

Planner Schindler said it has happened before, and that's an excellent incentive, as the commission had questions that couldn't be answered which necessitated the tabling.

Chair Hollist said the only catch with that might be that citizens feel they have to come to a second meeting. She said that she might mention in her email that, based on previous experience, there will be questions the applicant can only adequately answer and they run the risk of the commission having to table their item if they don't have all the information needed.

Planner Schindler said he has only been dealing with the architect, but he is hired by the owner, and the applicant needs to be here to answer the questions. He also feels it would be good to have the architect here as well, as there will probably be questions they can answer and explain.

Chair Hollist said she will leave it to Planner Schindler and Attorney Simonsen's discretion, but if it's appropriate to work a short version of what was written up about planned developments in that notice, she would like to see that included. She will also probably read the longer version in person, during the meeting.

Commissioner Laurel Bevans asked if a specific order has to be followed when creating the agenda, or can staff arrange the agenda so something potentially controversial can be put towards the end to avoid keeping others here.

Planner Schindler said he can put it in any order, usually he puts Daybreak first to get them out of here. There have been times when there is a large crowd, and it is nicer to get them out first because if they are staying through the whole meeting sometimes they start commenting on other items. If the commission would prefer, they can put it at the end for the next meeting.

Commissioner Bevans is willing to come on to Zoom if needed for that meeting.

Commissioner Catmull said it's hard to tell as the last time they had an infill, the previous item was the Salt Lake County Equestrian Park which went for about 30-60 minutes in detailed discussion. He remembers someone commenting that was in attendance for Daybreak that they understand there isn't a lot they can do, but they appreciated the effort and being able to see how the commission works through issues; that process can sometimes bring the temperature down a little bit.

Planner Schindler said the agenda is finalized on Wednesday before the meeting, the documents are prepared on Thursday, and posted on Fridays. Notice goes out 10 days before, and staff usually mails it 12 days in advance to help get it there by Saturday. Usually, if it is sent out Thursday, if there are big concerns, planners will start getting calls on the Monday of the next week.

Commissioner Bevans asked if they can vote during the meeting to move agenda items around.

Planner Schindler said they can do that when they are approving the agenda at the beginning of the meeting.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the June 14, 2022 Planning Commission meeting. Commissioner Darby seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.**

The June 14, 2022 Planning Commission Meeting adjourned at 8:39 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 6-28-2022**

**Issue:** THE DAWN AT DAYBREAK CONDOMINIUMS PLATS 1-3  
PRELIMINARY CONDOMINIUM PLAT  
**Address:** 11281 S., 11309 S. and 11333 S. Lake Run Road  
**Project No:** PLPP202200029  
**Applicant:** Daybreak Communities

Submitted By: Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200029 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

## **STANDARDS FOR CONDOMINIUM REVIEW**

The Planning Commission shall receive public comment at a public hearing regarding the proposed condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances, sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

<b>ACREAGE</b>	Plat 1- 0.560 acre Plat 2- 0.498 acre Plat 3- 0.499 acre
<b>CURRENT LU DESIGNATION</b>	Large Scale Master Planned Community
<b>CURRENT ZONING</b>	PC
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	Northwest - Large Scale Master Planned Community, (P-C)/Vacant and Apartment Buildings Southwest- Large Scale Master Planned Community, (PC)/Townhomes Northeast - Large Scale Master Planned Community, (P-C)/Single Family Residential Southwest -Large Scale Master Planned Community, (P-C)/Single Family Residential and Future Condominium Building

Weekley Homes has filed an application for preliminary plat review and approval of The Dawn at Daybreak Condominiums Plats 1 through 3. Each of the three plats contains one building with twenty-one condominium units within in each building.

## **ANALYSIS**

Plat No./ Bldg. No.	Address	Acreage	No. Units	Building Height
1/Bldg. A	11333 S. Lake Run Rd.	0.560 ac.	21	62 ft.
2/Bldg. B	11309 S. Lake Run Rd.	0.498 ac.	21	68 ft.
3/Bldg. C	11281 S. Lake Run Rd.	0.499 ac.	21	51 ft.

Plat No./ Bldg. No.	Residential Density	Parking Spaces (Covered – Uncovered – Total)
1	37.5 units/acre	27(C) – 19 (UC) – 46 (Total)
2	42.1 units/acre	27(C) – 17 (UC) – 44 (Total)
3	42.0 units/acre	27 (C) – 7 (UC) – 24 (Total)

The parking requirement for these condominiums is 1.5 spaces per unit. However, if the condo units are within ¼ mile of a light rail station, the number can be reduced to 1 parking space per unit. Each of the three condo buildings are within a ¼ mile of the Daybreak South Trax station. However, the overall parking ratio for the three proposed buildings is 1.8 spaces per unit.

The overall residential density of this proposal is 39.9 units per acre, which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes range from 793 sq. ft. to 1,429 sq. ft. (building A), 793 sq. ft. to 1453 sq. ft. (building B) and 781 sq. ft. to 1487 sq. ft. (building C).

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

### **Findings:**

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: “This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All units in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

**Conclusions:**

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

**Recommendation:**

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

**FISCAL IMPACT:**

- Minimal.

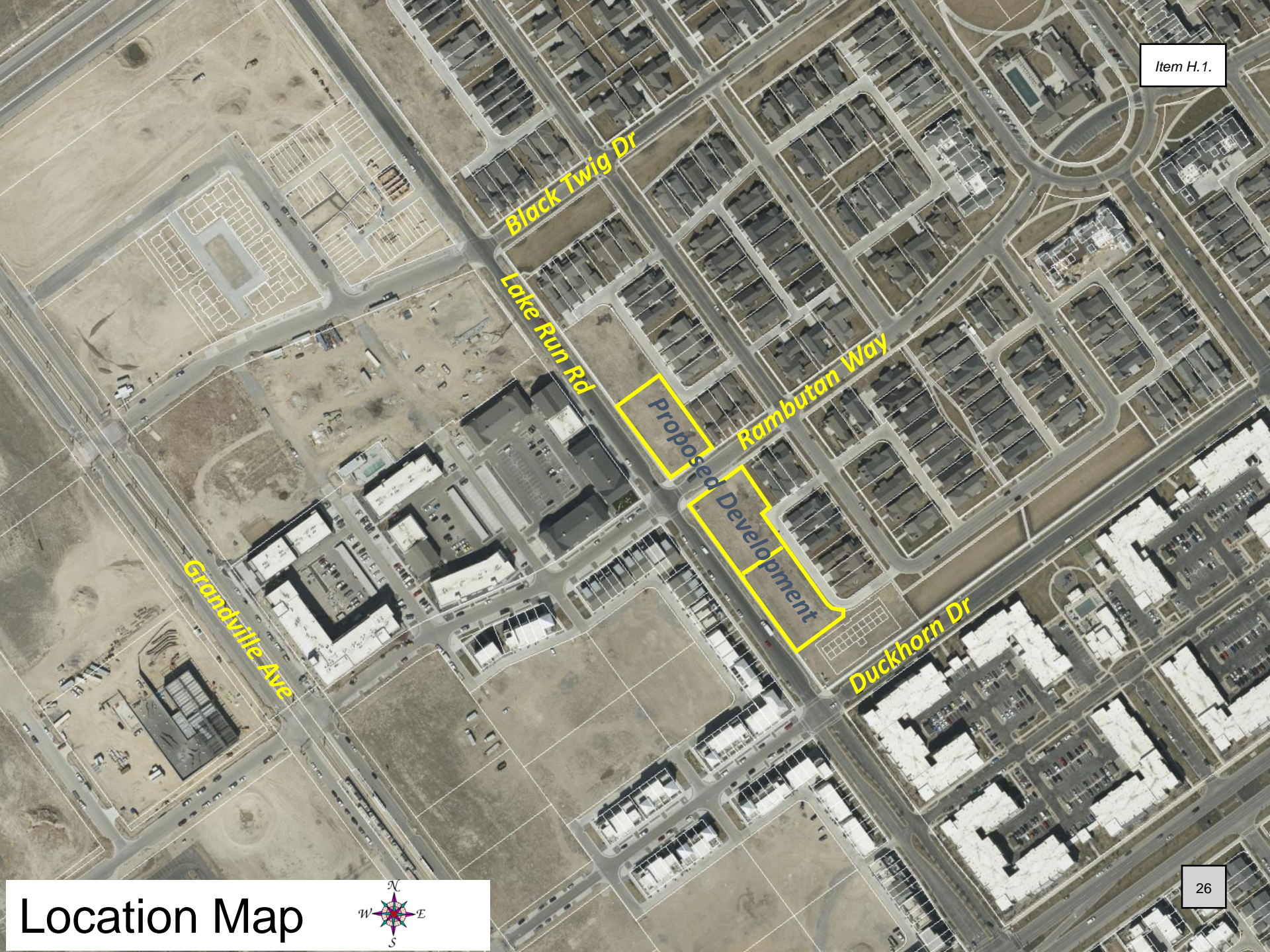
**ALTERNATIVES:**

- Approve the preliminary condominium plats.
- Deny the preliminary condominium plats.
- Schedule the application for a decision at some future date.

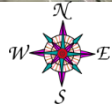
**SUPPORT MATERIALS:**

- Aerial Map
- Proposed Condominium Plats
- Landscape Plans





# Location Map





DAYBREAK VILLAGE 4A  
PLAT 9 SUBDIVISION  
BK. 2017P PG. 177

WEEKLEY HOMES, LLC  
26-24-259-007

DAYBREAK SOUTH STATION MULT  
FAMILY #3 AMENDED SUBDIVISION  
BK. 2018P PG. 339

DAYBREAK SOUTH STATION MULT  
FAMILY #2 SUBDIVISION  
BK. 2018P PG. 42

KENNECOTT DAYBREAK VILLAGE 4A PLAT 8 SUBDIVISION  
BK. 2015 PG. 163

GARDEN PARK  
CONDOMINIUMS PHASE 6  
BK. 2016 PG. 253



9089 SOUTH 1300 WEST, SUITE 160  
BOYD/26 SOUTH TEL. 301.590.6011 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEEUTAH.COM

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.914	46.000	053°27'06"	S63°16'27"E	41.374
C2	3.218	5.000	036°52'13"	N35°01'00"E	3.162
C3	2.280	2.412	054°09'28"	N09°28'09"W	2.196
C4	2.281	2.412	054°09'48"	S63°37'47"E	2.197

Line Table		
Line #	Length	Direction
L1	29.698	S06°12'59"E
L2	39.224	N59°01'49"W
L3	12.333	S36°32'53"E
L4	5.000	N53°27'07"E
L5	8.333	S36°32'53"E
L6	5.000	S53°27'07"W
L7	16.333	S36°32'53"E
L8	1.500	S53°27'07"W
L9	12.333	S36°32'53"E
L10	5.000	N53°27'07"E
L11	11.439	S36°32'53"E
L12	5.000	S53°27'07"W
L13	38.395	S36°32'53"E
L14	1.500	N53°27'07"E
L15	31.167	S36°32'53"E
L16	5.000	N53°27'07"E
L17	8.333	S36°32'53"E
L18	5.000	S53°27'07"W
L19	12.833	S36°32'53"E
L20	21.000	S53°27'07"W
L21	1.500	N36°32'53"W
L22	47.167	S53°27'07"W
L23	50.167	N36°32'53"W
L24	1.500	N53°27'07"E
L25	3.000	N36°32'53"W
L26	6.000	S53°27'07"W

Line Table		
Line #	Length	Direction
L27	56.167	N36°32'53"W
L28	6.000	N53°27'07"E
L29	2.667	N36°32'53"W
L30	1.500	S53°27'07"W
L31	39.500	N36°32'53"W
L32	1.500	N53°27'07"E
L33	5.000	N36°32'53"W
L34	8.000	N53°27'07"E
L35	5.000	S36°32'53"E
L36	13.917	N53°32'16"E
L37	1.479	S36°32'53"E
L38	44.750	N53°27'07"E
L39	36.245	N36°32'53"W
L40	37.745	N36°32'53"W
L41	7.044	N36°32'53"W
L42	9.219	N24°01'10"W
L43	9.220	N49°04'37"W
L44	2.999	N53°27'07"E
L45	2.999	N53°27'07"E
L46	9.222	N24°01'24"W
L47	9.219	S49°04'37"E
L48	8.791	N36°32'53"W
L49	9.000	N36°32'54"W
L50	18.000	N36°32'54"W
L51	10.917	N36°32'54"W
L52	18.334	N53°27'07"E

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR & CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA
- PRIVATE RIGHT-OF-WAY AND UTILITY AND DRAINAGE EASEMENT

Sheet 2 of 5

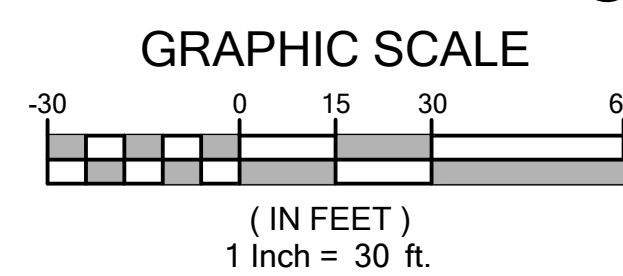
THE DAWN CONDOMINIUMS PLAT #1  
AMENDING LOTS M-201 & M-202 OF THE  
DAYBREAK VILLAGE 4A PLAT 9  
SUBDIVISION AMENDMENT #1

Located in the Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

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GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

SOUTHEAST COR. SECTION 24,  
T3S, R2W, SLB#1  
FND BRASS CAP  
S.L. CO. MONUMENT

SOUTH QUARTER COR.  
SECTION 24, T3S, R2W, SLB#1  
FND BRASS CAP  
S.L. CO. MONUMENT

1089.128' BASIS OF BEARING  
S89°56'42"E 2677.888' (MON. TO MON.)

NORTH 3007.454'

10.00' P.U.E.

LAKE RUN ROAD  
(Public Right-of-Way)

6,970' 11333 S

4,041'

BUILDING A  
SEE SHEET 3 FOR DETAIL

PRIVATE RIGHT-OF-WAY &  
UTILITY & DRAINAGE EASEMENT

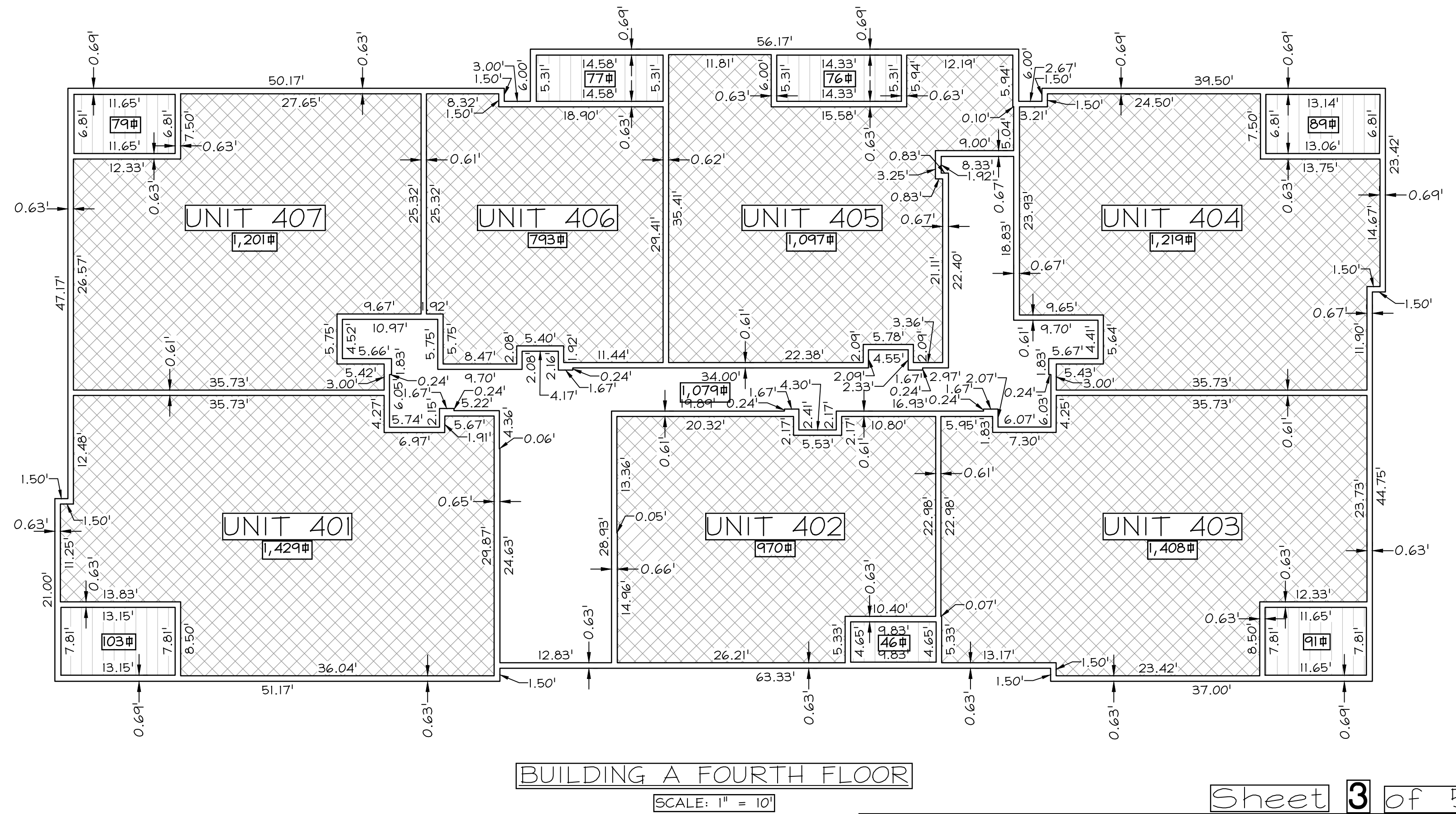
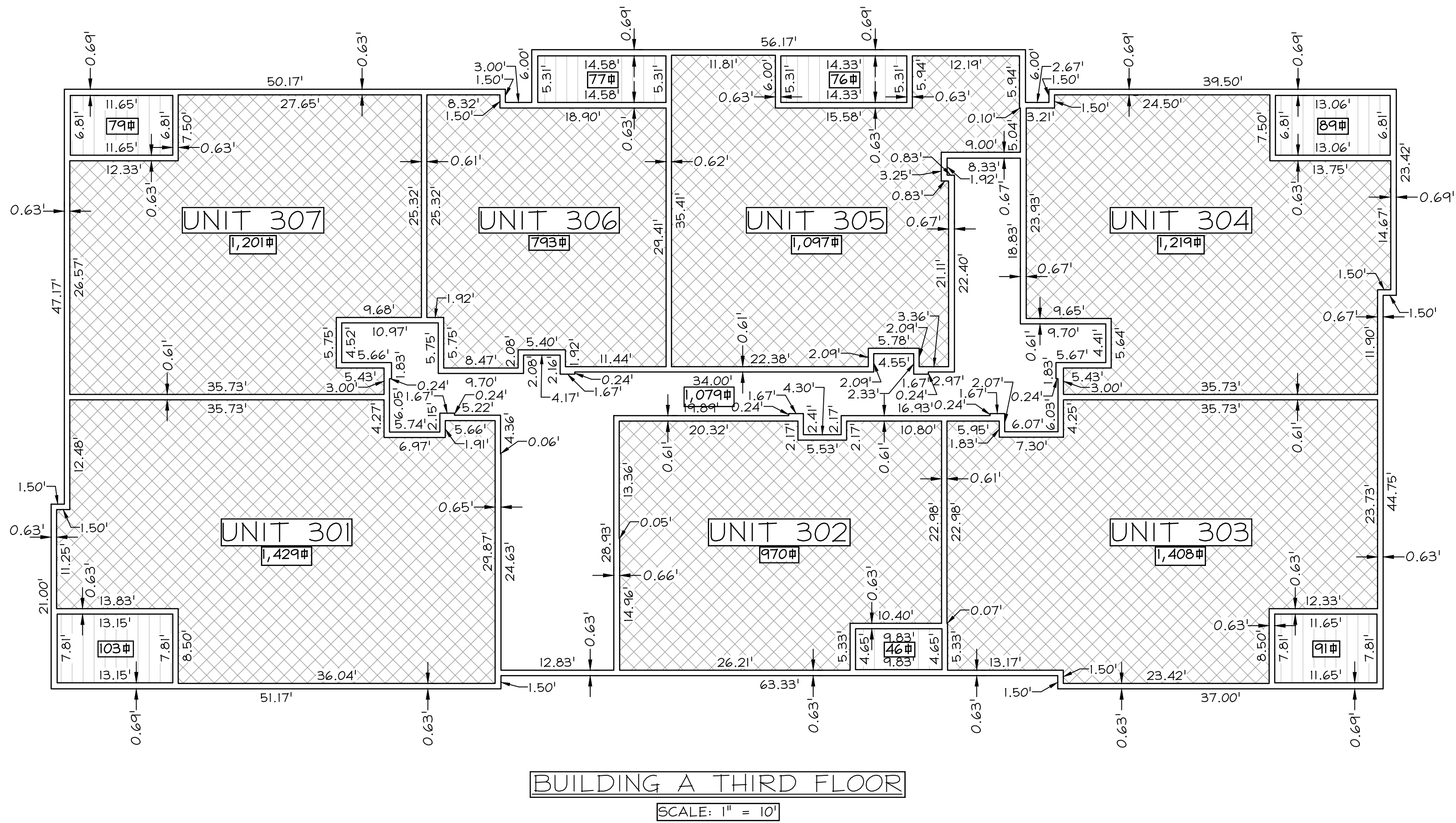
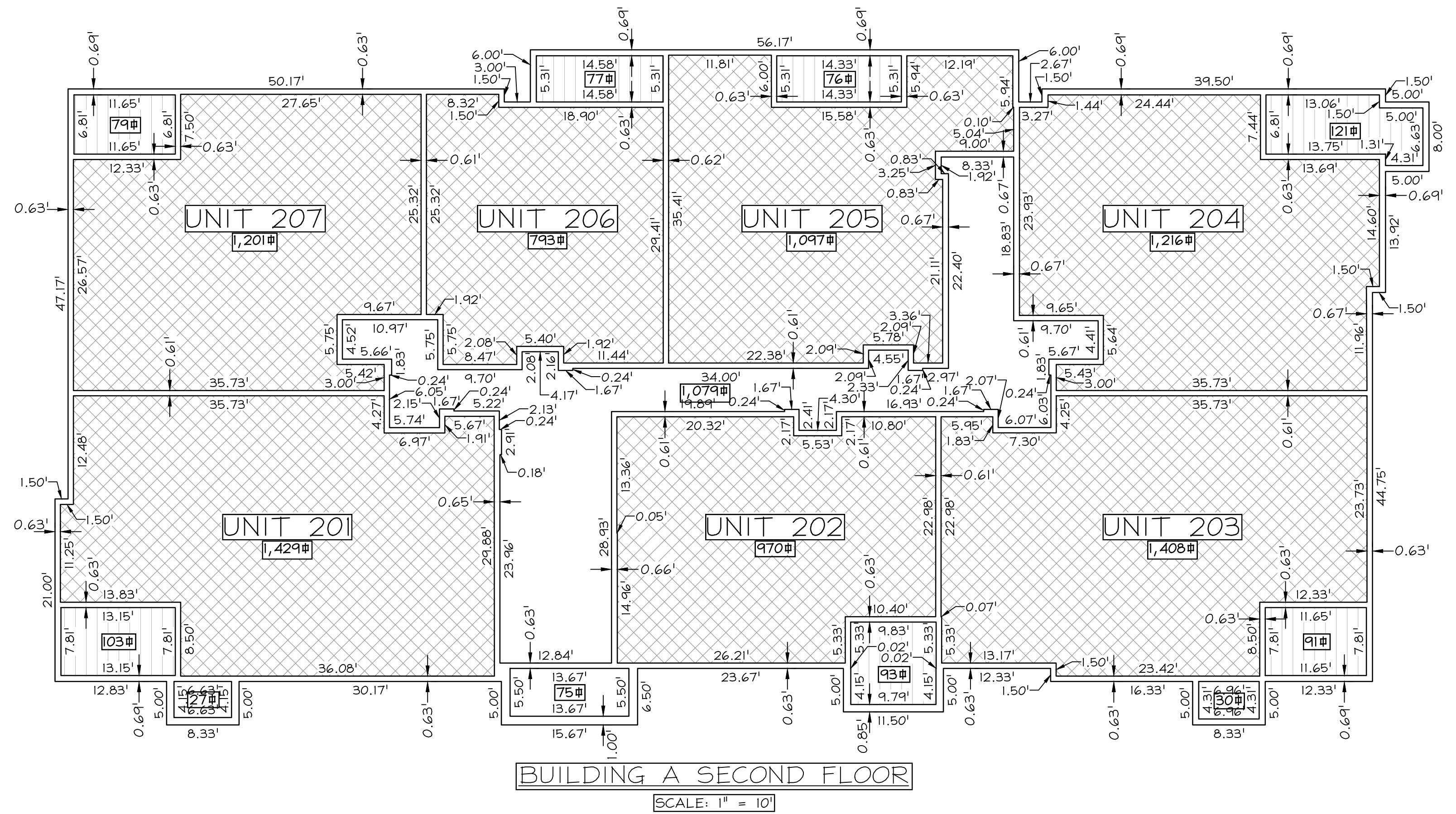
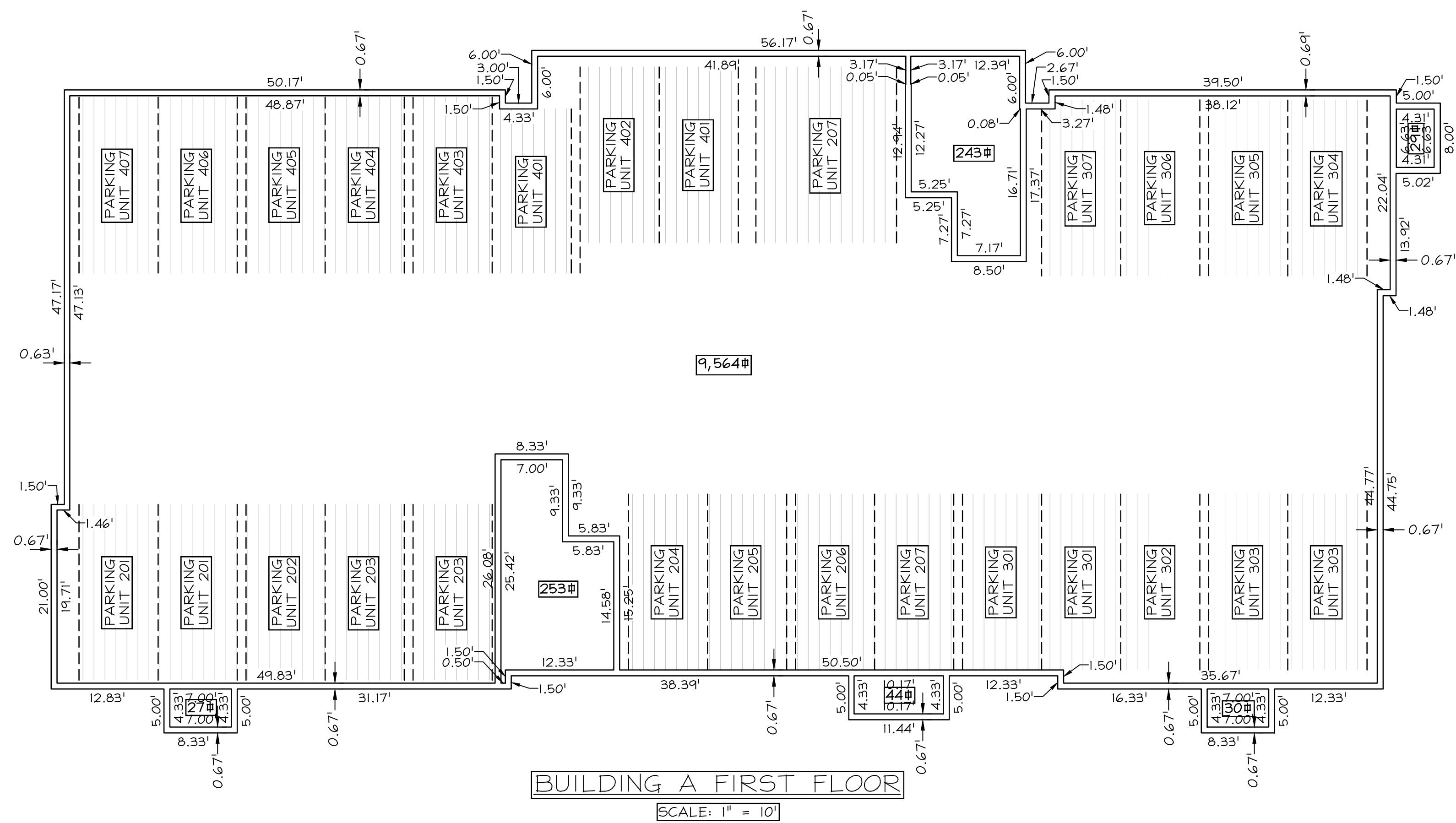
50°00'00"E  
10.415'

WINSOME LANE  
(Public Right-of-Way)

11330 S  
5025 W

11300 S  
5050 W

MAJORELLE LANE  
(Public Right-of-Way)



PROPERTY CORNERS)  
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**LEGEND**

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

**Sheet 3 of 5**

THE DAWN CONDOMINIUMS PLAT #1  
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DAYBREAK VILLAGE 4A PLAT 9  
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Located in the Northeast Quarter of Section 24, T35, R2W,  
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BUILDING A FRONT ELEVATION

SCALE: 1" = 10'



BUILDING A RIGHT SIDE ELEVATION

SCALE: 1" = 10'



BUILDING A REAR ELEVATION

SCALE: 1" = 10'



BUILDING A LEFT SIDE ELEVATION

SCALE: 1" = 10'

## PROPERTY CORNERS

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## BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4816.75'=0' ON THE ABOVE SHOWN ELEVATION

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THE DAWN CONDOMINIUMS PLAT #1  
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Sheet 4 of 5



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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	7.854	5,000	090°00'00"	S08°27'07"W	7.071
C2	3.217	5,000	036°52'10"	N71°53'12"E	3.162

Line Table		
Line #	Length	Direction
L1	15.104	N46°46'15"E
L2	22.301	N78°49'39"W
L3	12.165	S36°32'53"E
L4	4.667	N53°27'07"E
L5	7.939	S36°32'53"E
L6	4.667	S53°27'07"W
L7	29.562	S36°32'53"E
L8	1.458	S53°27'07"W
L9	12.833	S36°32'53"E
L10	1.458	N53°27'07"E
L11	13.646	S36°32'53"E
L12	1.500	S53°27'07"W
L13	13.352	S36°32'53"E
L14	5.000	N53°27'07"E
L15	10.836	S36°32'53"E
L16	5.000	S53°27'07"W
L17	12.667	S36°32'53"E
L18	1.500	N53°27'07"E
L19	16.333	S36°32'53"E
L20	4.667	N53°27'07"E
L21	8.333	S36°32'53"E
L22	4.667	S53°27'07"W
L23	12.333	S36°32'53"E


Line Table		
Line #	Length	Direction
L24	44.750	S53°27'07"W
L25	1.500	S36°32'53"E
L26	13.917	S53°27'07"W
L27	5.000	S36°32'53"E
L28	8.167	S53°27'07"W
L29	5.000	N36°32'53"W
L30	1.333	S53°27'07"W
L31	39.500	N36°32'53"W
L32	1.500	N53°27'07"E
L33	2.667	N36°32'53"W
L34	6.000	S53°27'07"W
L35	56.167	N36°32'53"W
L36	6.000	N53°27'07"E
L37	3.000	N36°32'53"W
L38	1.500	S53°27'07"W
L39	50.167	N36°32'53"W
L40	68.167	N53°27'07"E
L41	1.753	S36°32'53"E
L42	1.755	N36°32'53"W
L43	18.331	N53°27'07"E
L44	19.000	S53°27'07"W
L45	18.999	S53°27'07"W

PROPERTY CORNERS  
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LEGEND




FOUND SALT LAKE COUNTY SECTION CORNER




EXISTING STREET MONUMENT




LIMITED COMMON AREA



PRIVATE OWNERSHIP AREA



COMMON AREA



PRIVATE RIGHT-OF-WAY AND UTILITY AND DRAINAGE EASEMENT

Sheet 2 of 5

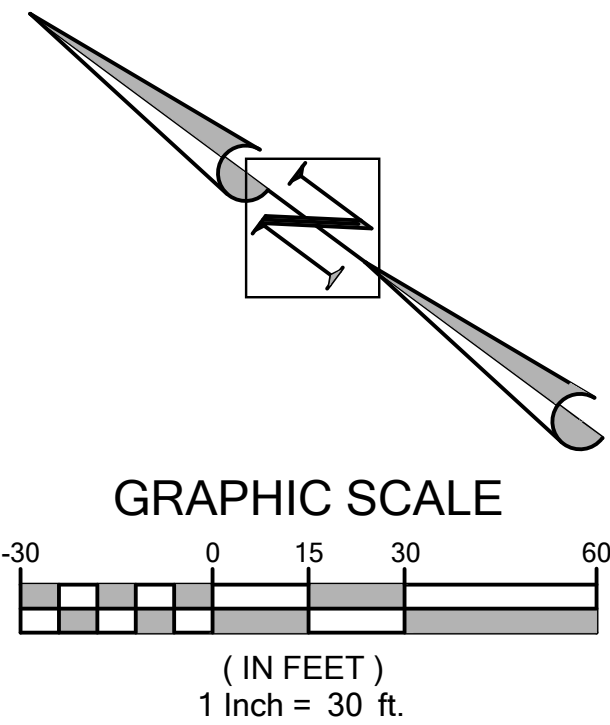
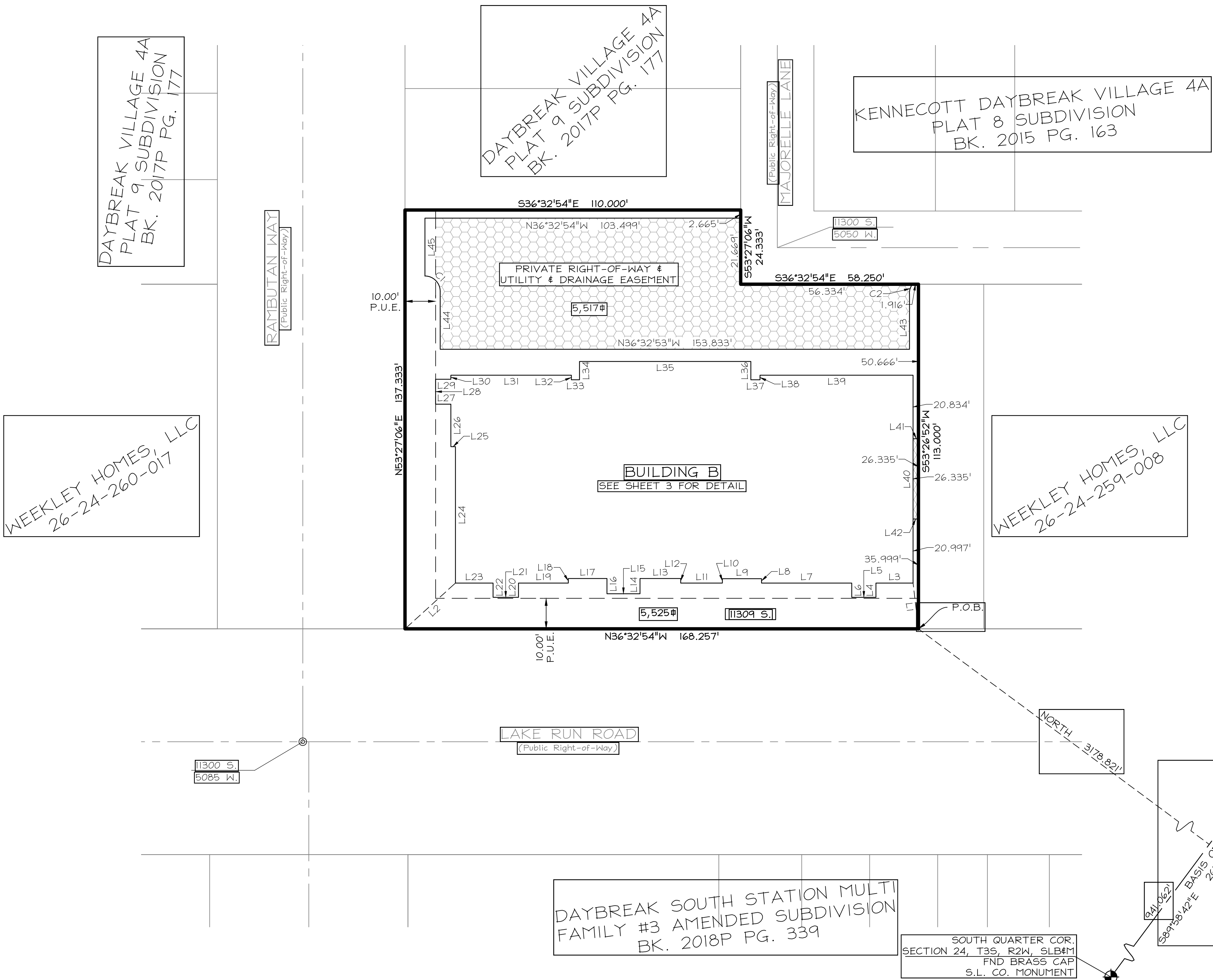
THE DAWN CONDOMINIUMS PLAT #2  
AMENDING LOT M-202 OF THE DAYBREAK  
VILLAGE 4A PLAT 9 SUBDIVISION  
AMENDMENT #1

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Salt Lake Base and Meridian

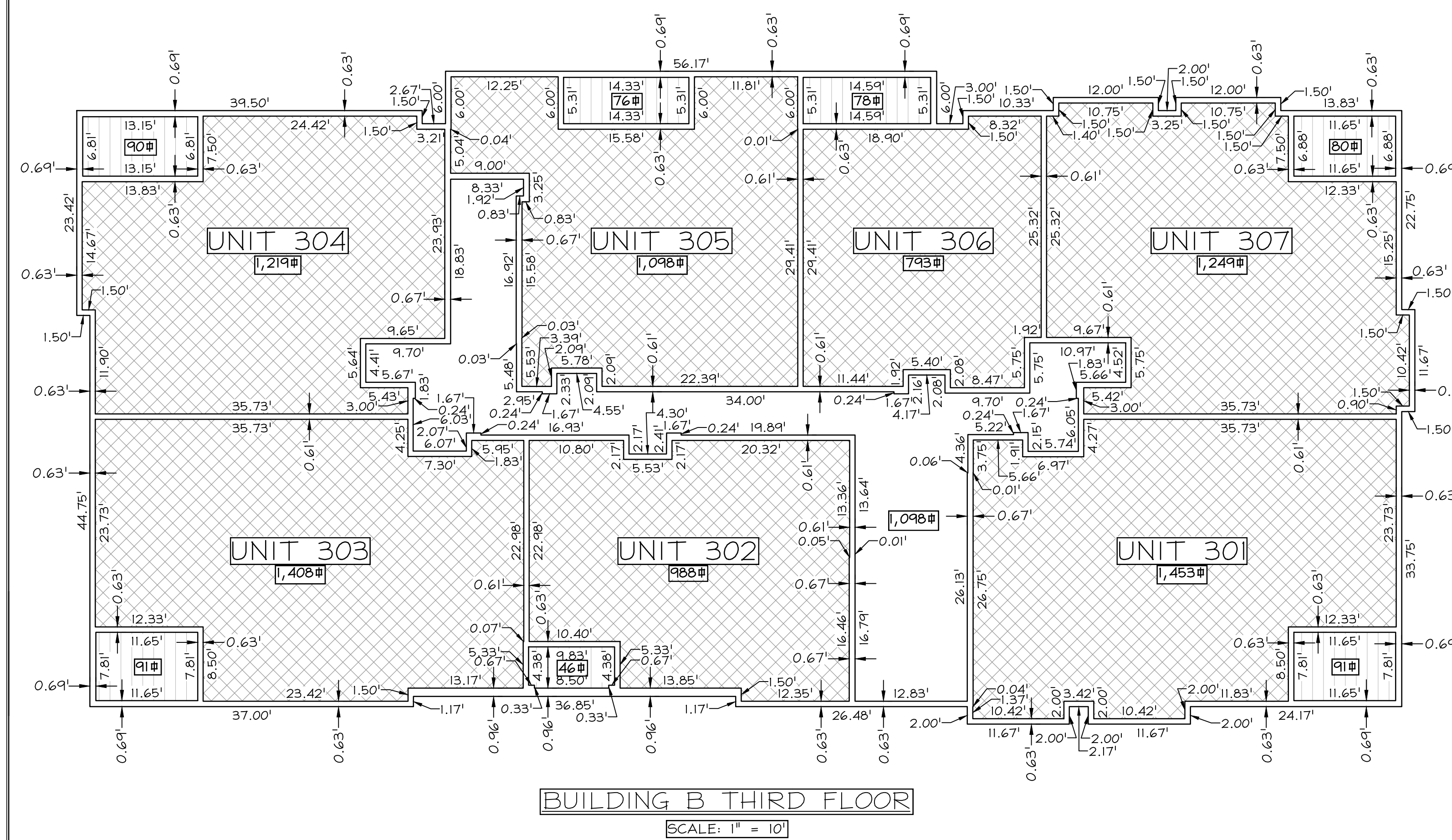
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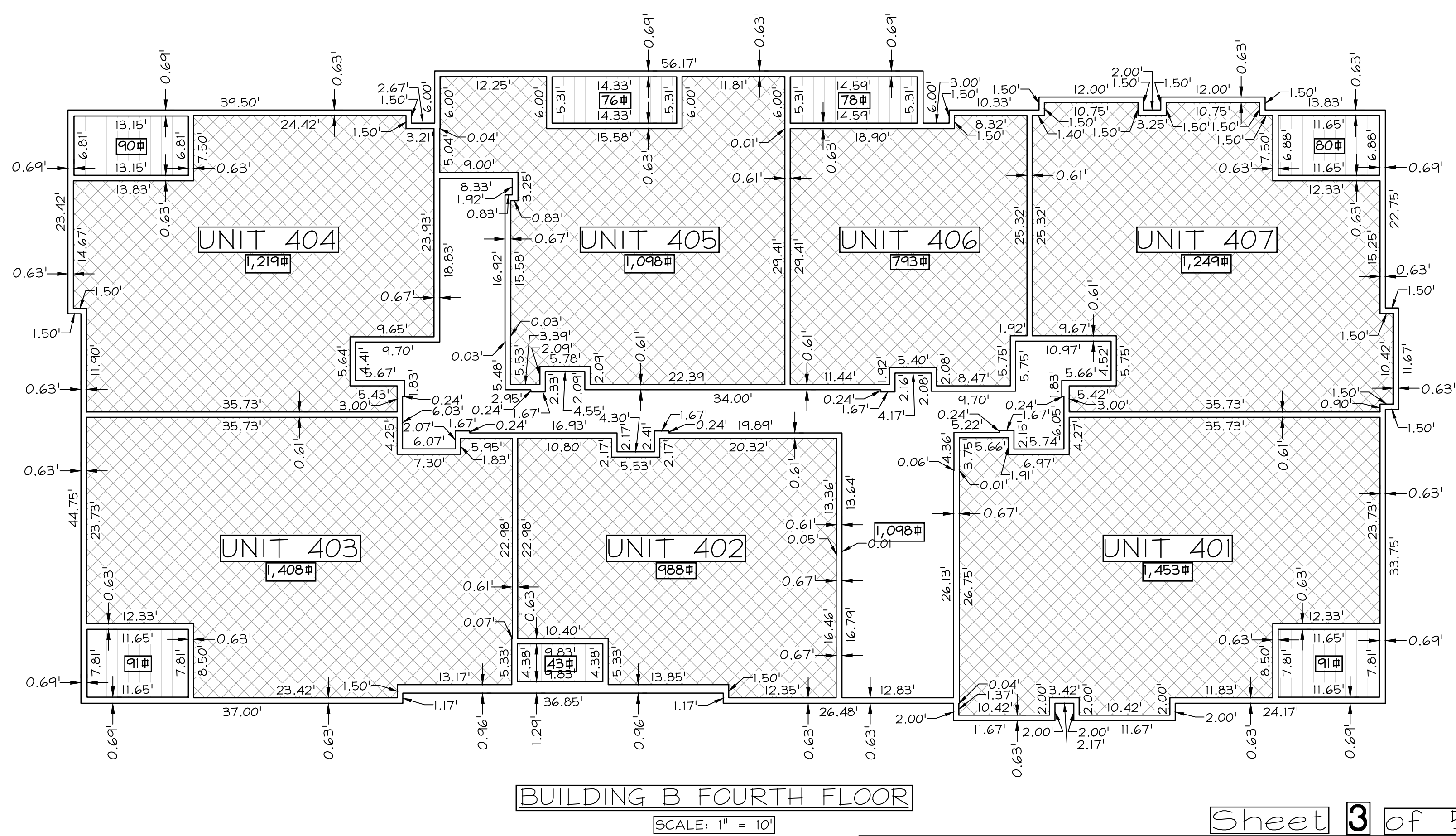
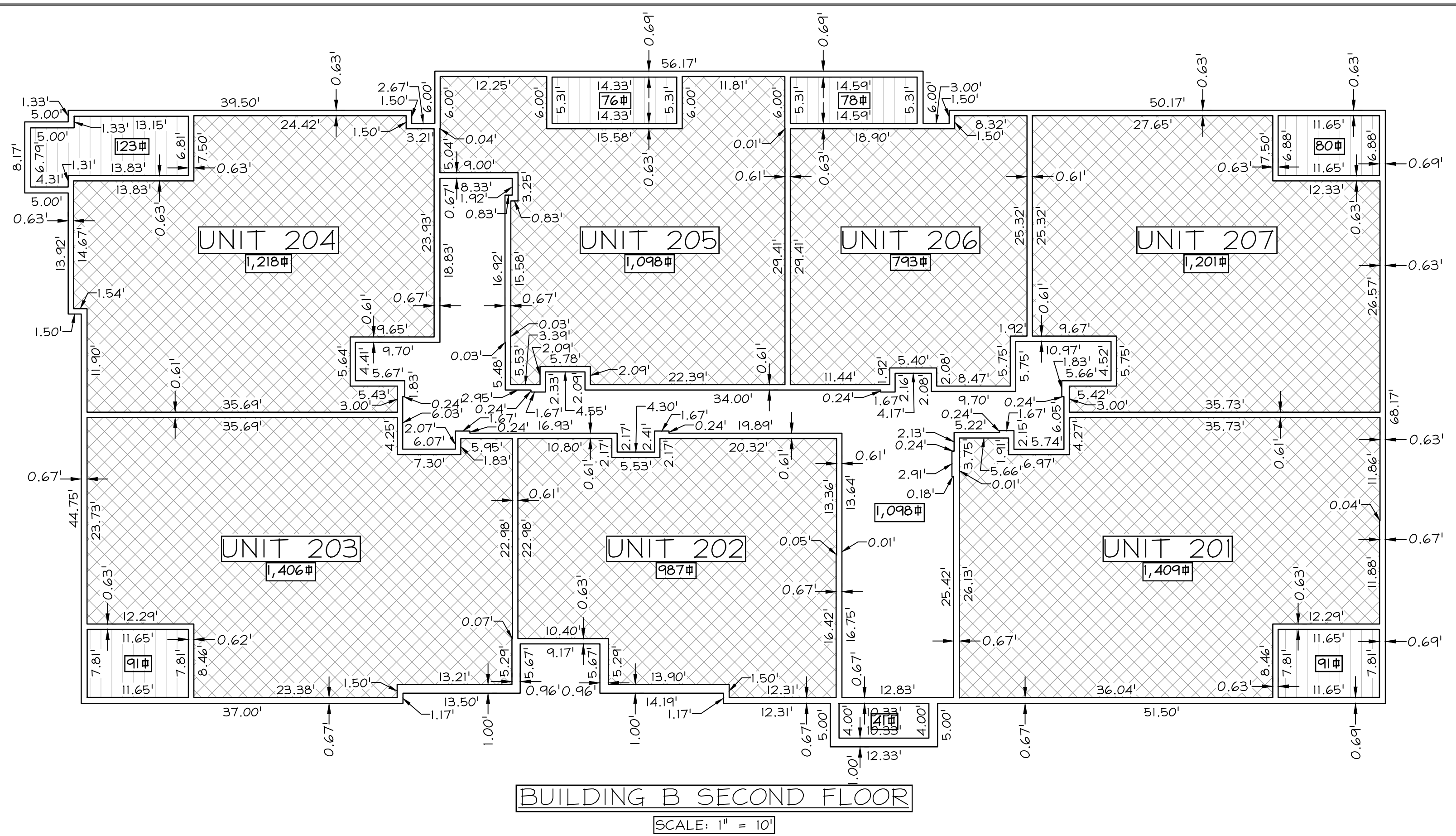


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Sheet **3** of 5

THE DAWN CONDOMINIUMS PLAT #2  
AMENDING LOT M-202 OF THE DAYBREAK  
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AMENDMENT #1

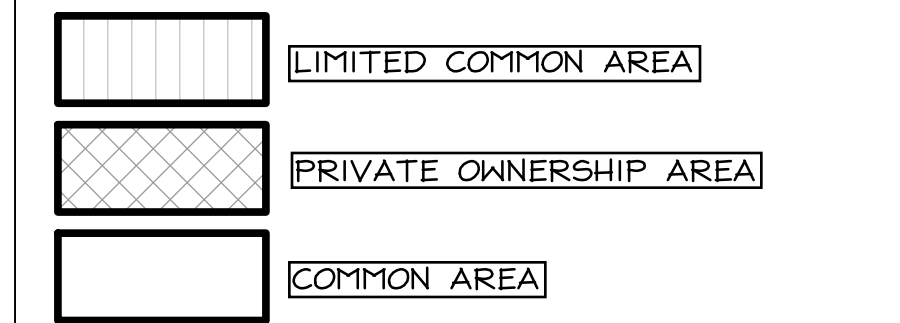
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## LEGEND





BUILDING B FRONT ELEVATION  
SCALE: 1" = 10'



BUILDING B RIGHT SIDE ELEVATION  
SCALE: 1" = 10'



BUILDING B REAR ELEVATION  
SCALE: 1" = 10'



BUILDING B LEFT SIDE ELEVATION  
SCALE: 1" = 10'

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4818.00'=0' ON THE ABOVE SHOWN ELEVATION



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Sheet 4 of 5

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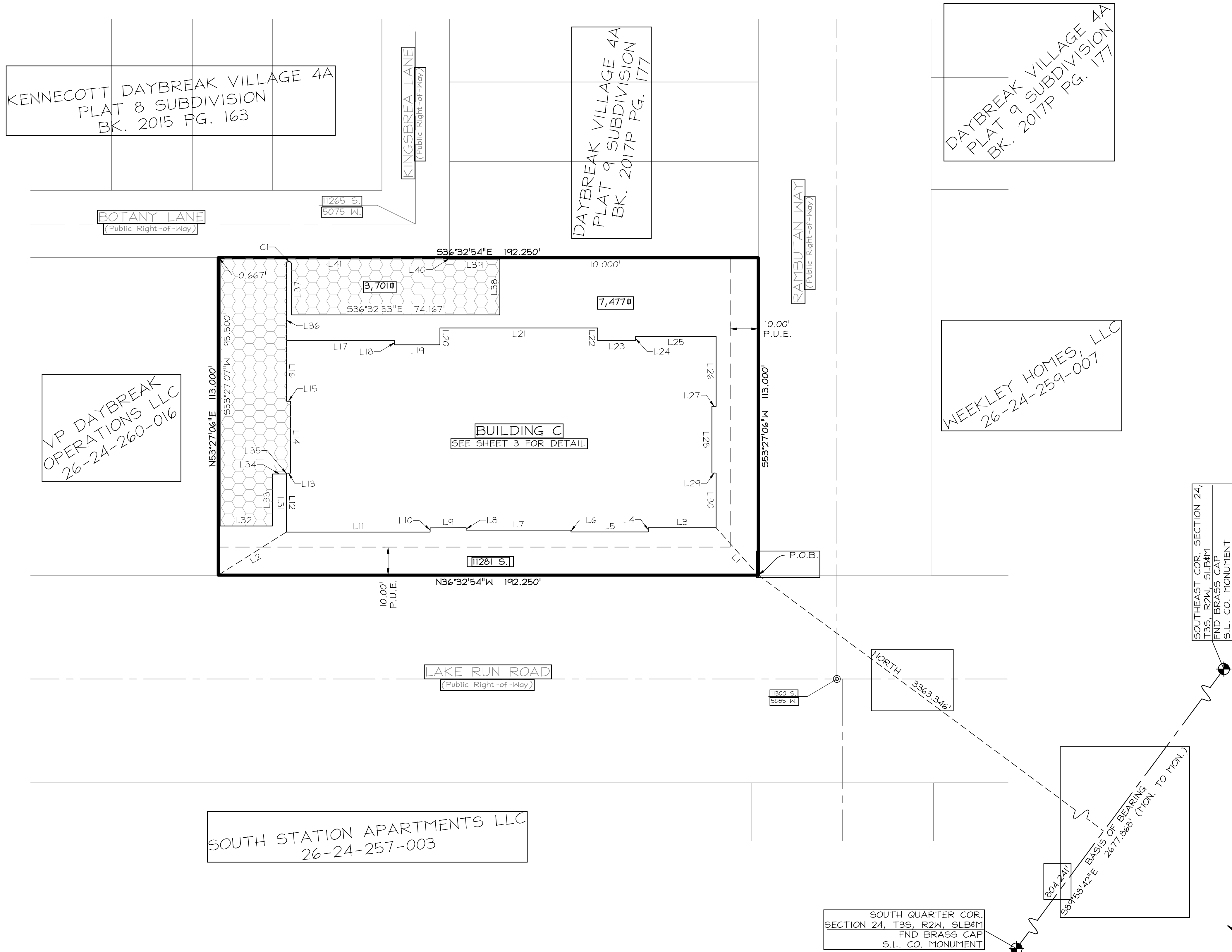
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	2.886	0.919	180°00'00"	S36°32'53"E	1.837


Line Table		
Line #	Length	Direction
L1	22.546	N11°46'55"E
L2	28.701	N68°50'44"W
L3	24.167	S36°33'04"E
L4	1.500	N53°26'56"E
L5	27.500	S36°33'04"E
L6	0.667	S53°26'56"W
L7	37.333	S36°33'04"E
L8	0.833	S53°26'56"W
L9	12.833	S36°33'04"E
L10	1.500	N53°26'56"E
L11	51.167	S36°33'04"E
L12	21.000	S53°26'56"W
L13	1.500	N36°33'04"W
L14	25.583	S53°26'56"W
L15	1.500	S36°33'04"E
L16	21.583	S53°26'56"W
L17	38.500	N36°33'04"W
L18	1.500	N53°26'56"E
L19	16.167	N36°33'04"W
L20	6.000	S53°26'56"W
L21	56.167	N36°33'04"W

Line Table		
Line #	Length	Direction
L22	4.500	N53°26'56"E
L23	13.500	N36°33'04"W
L24	1.500	S53°26'56"W
L25	28.667	N36°33'04"W
L26	24.917	N53°26'56"E
L27	1.500	S36°33'04"E
L28	23.750	N53°26'56"E
L29	1.500	N36°33'04"W
L30	19.500	N53°26'56"E
L31	20.666	N53°26'56"E
L32	18.594	S36°32'53"E
L33	18.501	N53°27'07"E
L34	4.999	S36°32'53"E
L35	0.334	N53°26'56"E
L36	27.248	N53°27'07"E
L37	18.087	S53°27'07"W
L38	19.837	N53°27'07"E
L39	18.011	N36°32'54"W
L40	0.500	N53°27'06"E
L41	81.583	N36°32'54"W


**PROPERTY CORNERS**  
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FOUND SALT LAKE COUNTY SECTION CORNER




EXISTING STREET MONUMENT




LIMITED COMMON AREA



PRIVATE OWNERSHIP AREA



COMMON AREA



PRIVATE RIGHT-OF-WAY AND UTILITY AND DRAINAGE EASEMENT

Sheet 2 of 5

THE DAWN CONDOMINIUMS PLAT #3  
AMENDING ALL OF LOT M-203 OF THE  
DAYBREAK VILLAGE 4A PLAT 9  
SUBDIVISION AMENDMENT #1

Located in the Northeast Quarter of Section 24, T35, R2W,  
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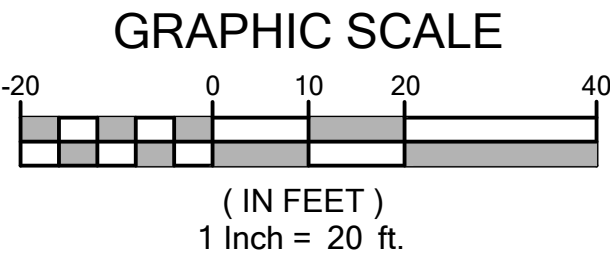
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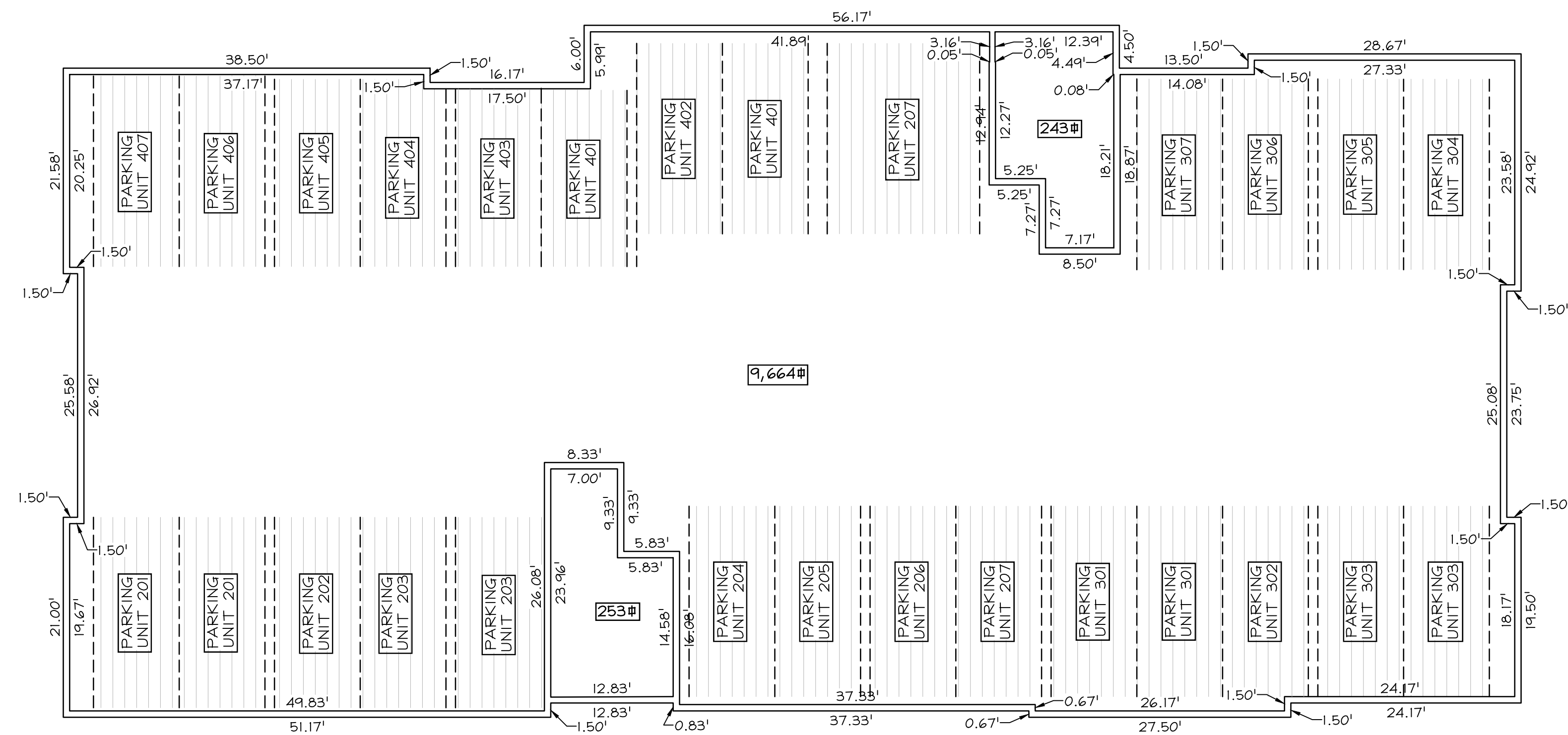
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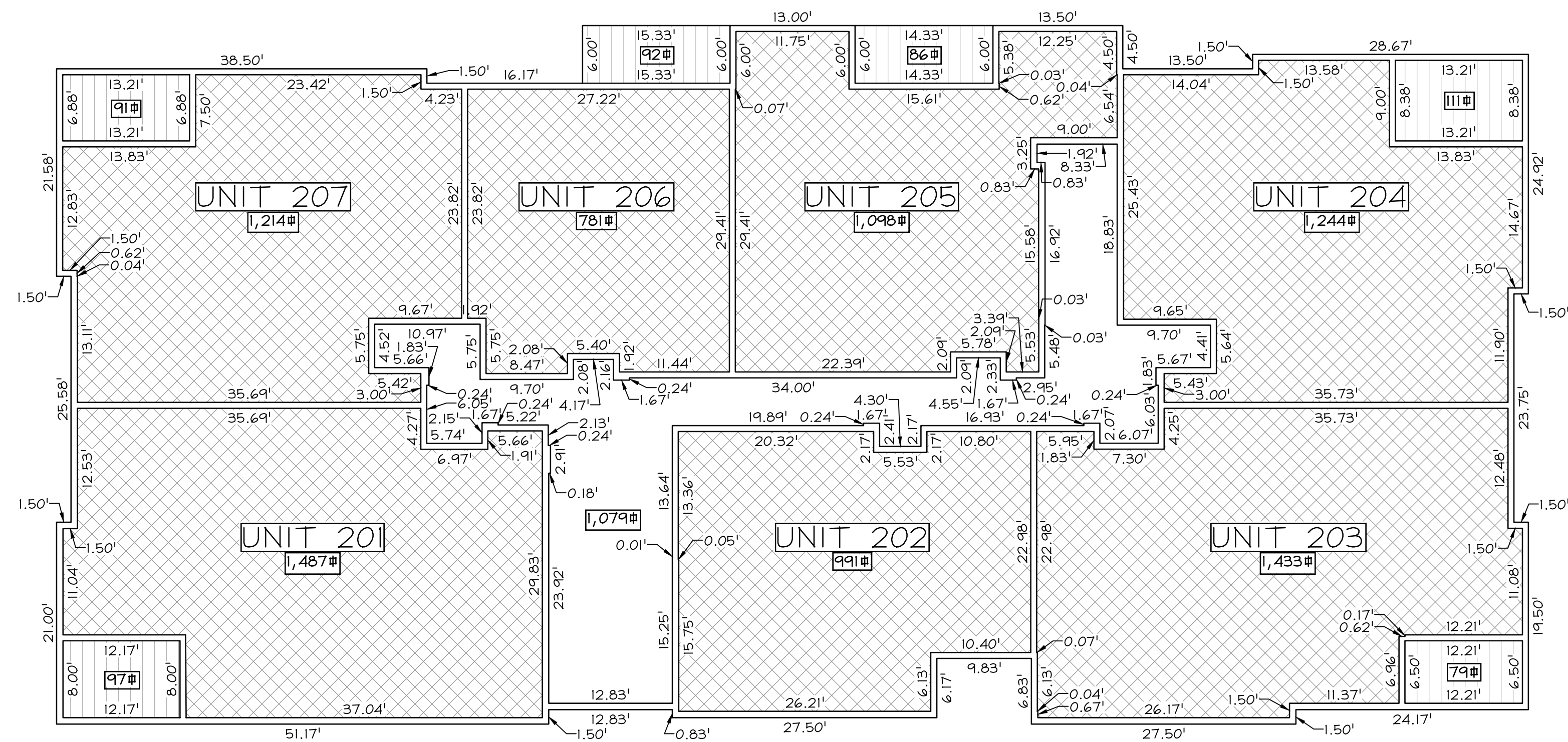
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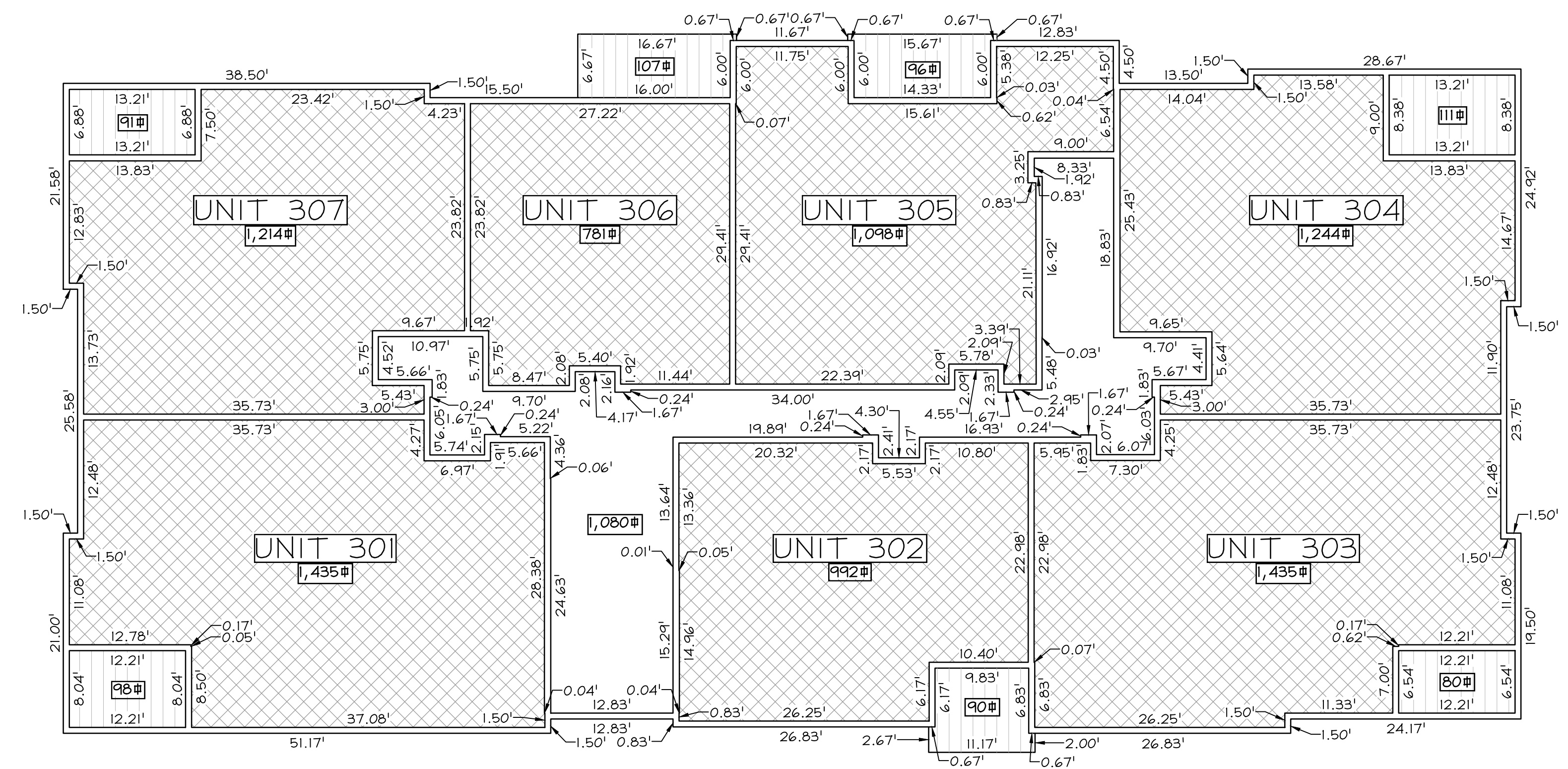
BUILDING C FIRST FLOOR

SCALE: 1" = 10'



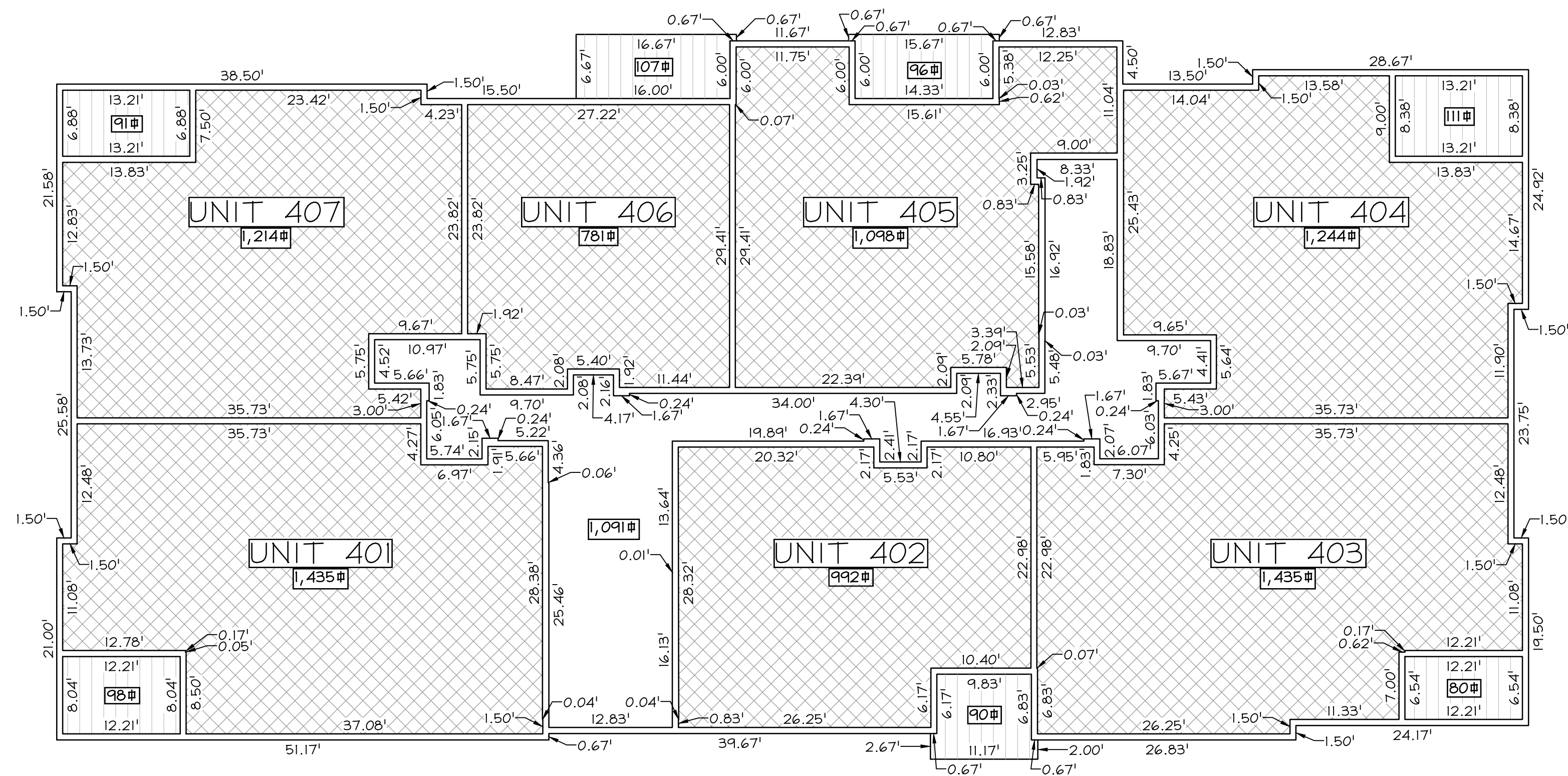
BUILDING C SECOND FLOOR

SCALE: 1" = 10'



BUILDING C THIRD FLOOR

SCALE: 1" = 10'



BUILDING C FOURTH FLOOR

SCALE: 1" = 10'

## PROPERTY CORNERS)

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## LEGEND

	LIMITED COMMON AREA
	PRIVATE OWNERSHIP AREA
	COMMON AREA

Sheet 3 of 5

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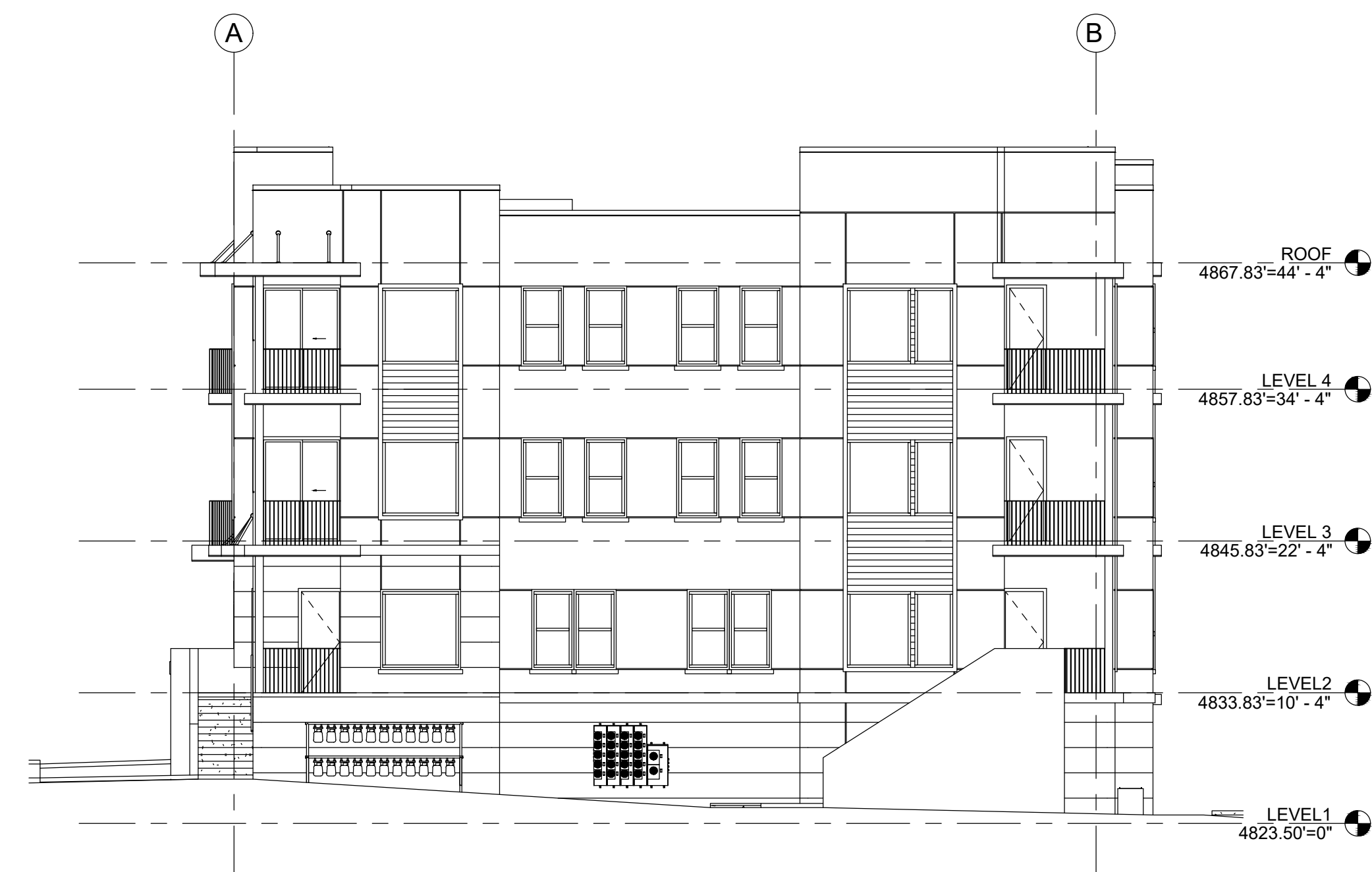
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BUILDING C FRONT ELEVATION

SCALE: 1" = 10'



BUILDING C RIGHT SIDE ELEVATION

SCALE: 1" = 10'



BUILDING C REAR ELEVATION

SCALE: 1" = 10'



BUILDING C LEFT SIDE ELEVATION

SCALE: 1" = 10'

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Sheet 4 of 5

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CONSULTANTS:

STAMP



# AXESS AT DAYBREAK

## DAVID WEEKLY HOMES

### SOUTH JORDAN, UT

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:

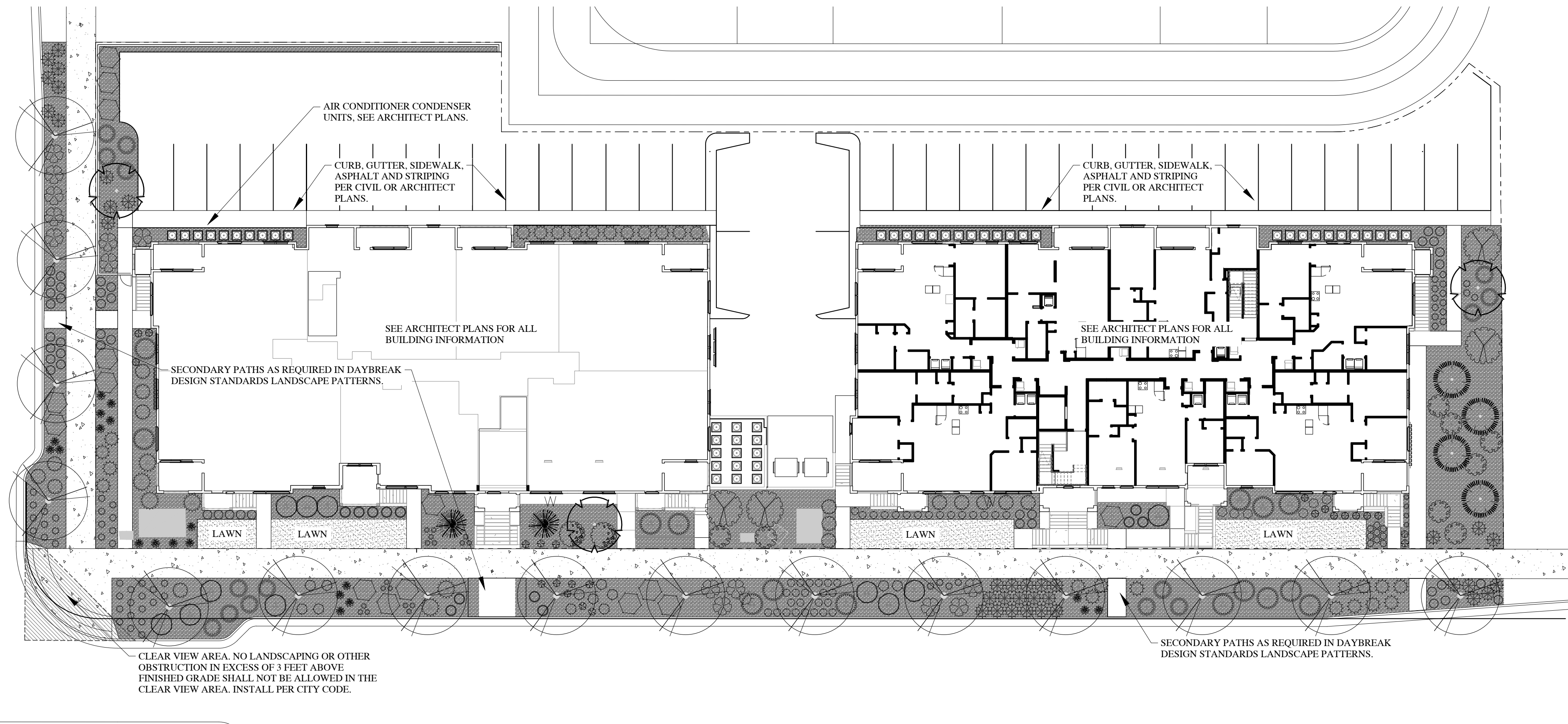
## PLANTING PLAN

DRAWN BY: **EPS**  
CHECKED: **CBW**  
DATE: **4-15-2022**  
REVISIONS: \_\_\_\_\_  
JOB NO. **21-128**

SHEET:  
**LS1.1**

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MATCHLINE- SEE SHEET LS 1.2



## LANDSCAPE NOTES

- LANDSCAPE PATTERN UTILIZED FOR THIS SITE TO BE GREAT BASIN PRAIRIE PER DESIGN STANDARDS FOR DAYBREAK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS. INSTALL 36" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN RAISED PLANTERS ON THE PLAZA LEVEL. INSTALL A MINIMUM OF 12" DEPTH OF SANDY-LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN GARDEN BOXES ON THE PLAZA LEVEL. CONTRACTOR TO VERIFY EXACT DEPTH NEEDED. SOIL SHALL BE 3" BELOW TOP OF PLANTER.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
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- GRASS LAWN AREA = ~2,486 S.F. (-19.6%)  
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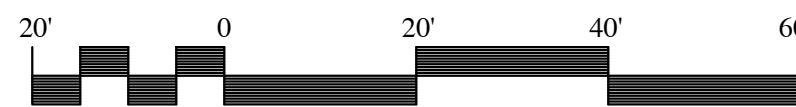
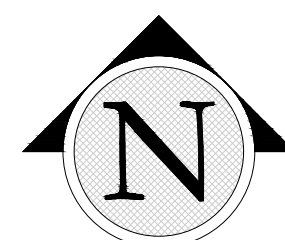
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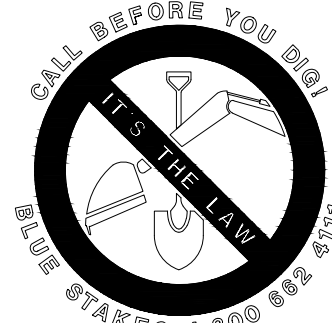
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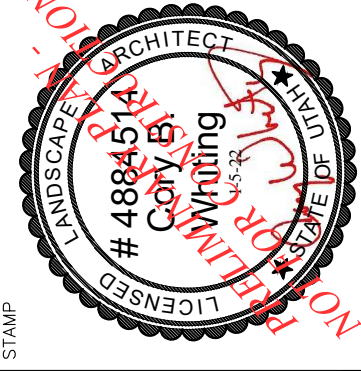
SCALE: 1"=20'-0" ON 24X36 SHEET





CONSULTANTS:

STAMP



**AXESS AT DAYBREAK**  
DAVID WEEKLY HOMES  
SOUTH JORDAN, UT  
**PRELIMINARY PLAN - NOT FOR CONSTRUCTION**

PROJECT:

**PLANTING  
PLAN**

SHEET TITLE:

DRAWN BY: **EPS**

CHECKED: **CBW**

DATE: **4-15-2022**

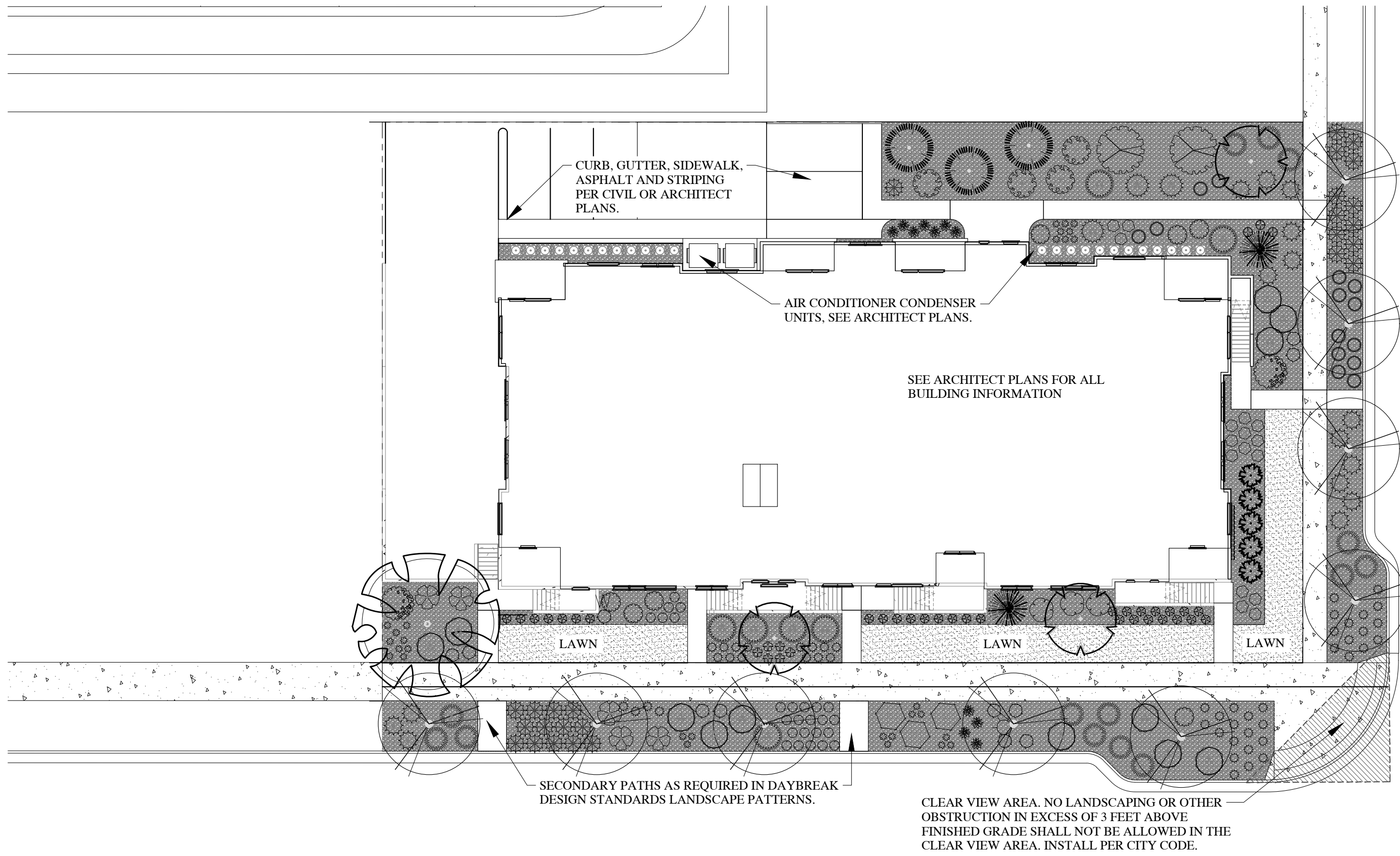
REVISIONS:

JOB NO. **21-128**

SHEET:

**LS1.2**

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MATCHLINE- SEE SHEET LS 1.1

**LANDSCAPE NOTES**

1. LANDSCAPE PATTERN UTILIZED FOR THIS SITE TO BE GREAT BASIN PRAIRIE PER DESIGN STANDARDS FOR DAYBREAK.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
5. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
6. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN RAISED PLANTERS ON THE PLAZA LEVEL. INSTALL A MINIMUM OF 12" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN GARDEN BOXES ON THE PLAZA LEVEL. CONTRACTOR TO VERIFY EXACT DEPTH NEEDED. SOIL SHALL BE 3" BELOW TOP OF PLANTER.
7. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
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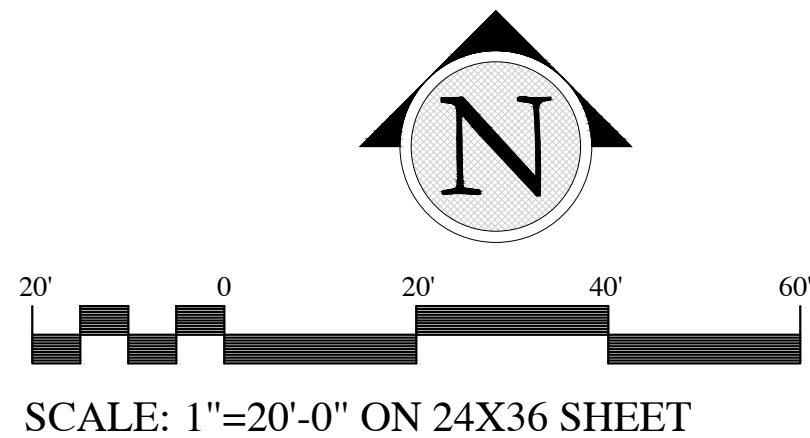
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# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 06/28/2022**

**Issue:** CAMERON DETACHED GARAGE  
CONDITIONAL USE PERMIT

**Address:** 11164 S. Anna Cir.

**File No:** PLCUP202200124

**Applicant:** Gary Monteer, Clic Homes

**Submitted by: Damir Drozdek, Planner III**

## **Staff Recommendation (Motion Ready):**

- **Approve** application PLCUP202200124 to allow for construction of a detached garage on property located at 11164 S. Anna Cir.

<b>ACREAGE:</b>	0.5 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-family Residential, 1.8 lots per acre) Zone
<b>CURRENT USE:</b>	Single-family Residence
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / Vacant Lot South – R-1.8 / Single-family Residence West – R-1.8 / Single-family Residence East – R-1.8 / Anna Cir. street

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

## I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:
  - a. compliance with all conditions of an applicable conditional use permit;
  - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

## **BACKGROUND:**

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for a detached garage. The proposed garage will be constructed on property located at 11164 S. Anna Cir. Said garage will be situated at the end of a drive towards the rear of the property. The garage will be located in the rear yard behind the main building (house).

The house is located approximately 26' from the City right-of-way. The house is a rambler and it is 18' tall at the ridge. The garage will be 5' higher than the house topping off at 23' at the ridge. Most properties in the near vicinity are large properties and many have detached structures. According to the applicant there are more than a few examples of properties nearby where a detached structure is taller than the main dwelling.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The subject property is located in the R-1.8 zone.
- Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high (§17.40.020.I.3.a).
- Staff has not identified any potential detrimental effects that the proposed structure may cause.

### **Conclusion:**

- The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties or the general area. And therefore the planning staff recommends approval of the application.

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Applicant's letter
- Elevations
- Site Plan
- Floor Plans




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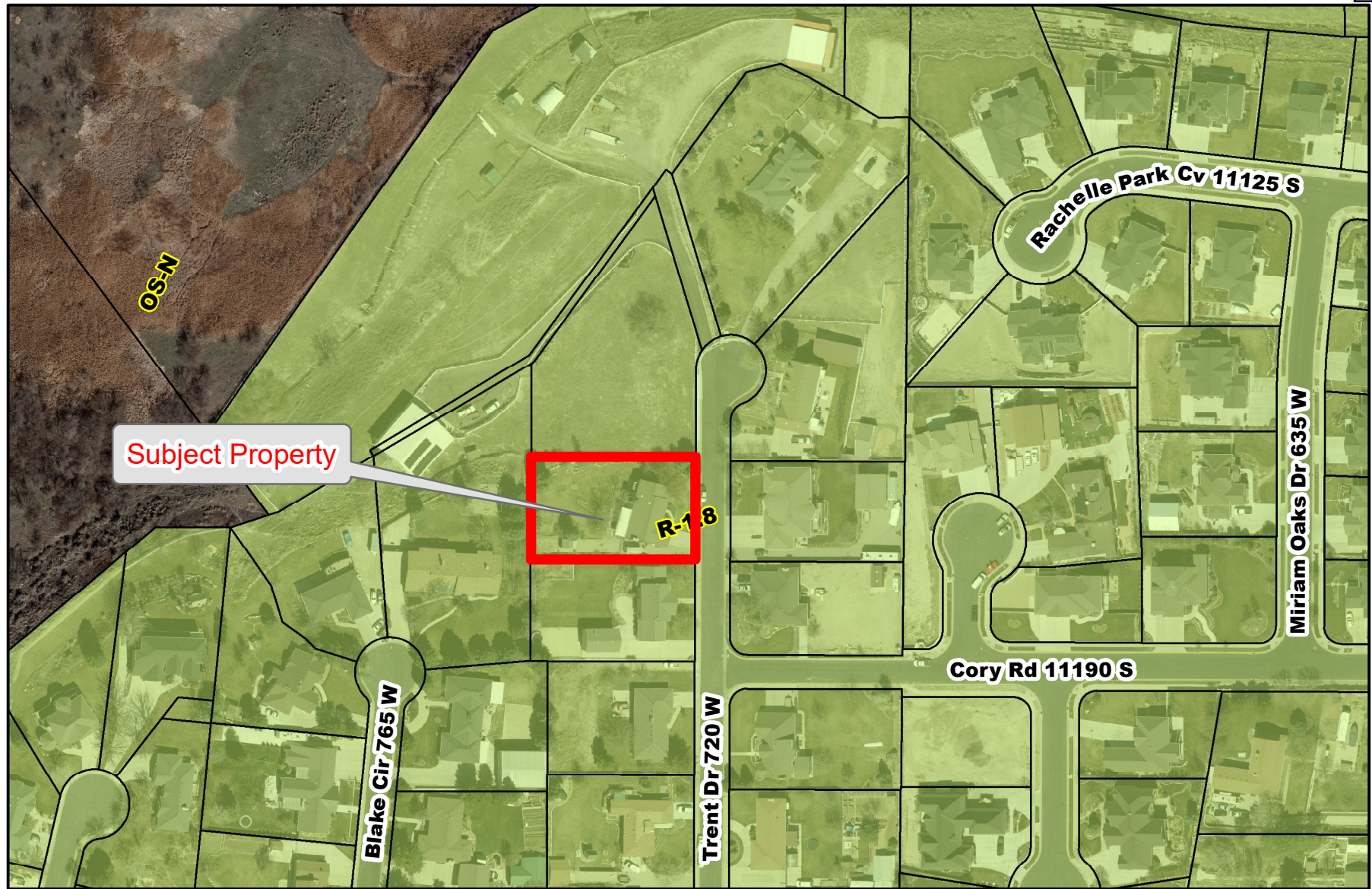
Damir Drozdek, AICP  
Planner III  
Planning Department






<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2021</p> 
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DBA

Gary Monteer

7537 W. Sage Grass Lane

Herriman, UT 84096

Detached Garage - PLCUP202200124

Damir,

Our client's home is a rambler, and the ridge of the main house is at about 18' +/-.

The home to the south or the home next door, (11182 S. Anna Cir), to our clients is a (2) story home and the detached garage is not taller than the home as this property has an advantage so the garage can be taller as seen in the following image).



1. (11182 Anna Circle) (Our client is the house to the north or right side of this home)

Here are a few examples in the area, a street to the west (Blake Cir.) or on the same street (Anna Circle):



2.



(11273 S. Blake Circle)



3.  
(742 Kolton Rd (11260 So))



4.  
(11243 Blake Circle)



5.  
(11173 Dalton Farm Cove) Added dormers this year.

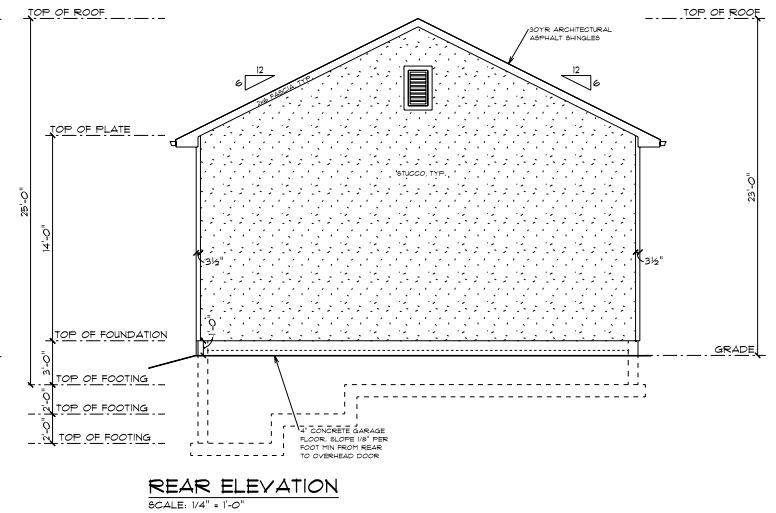
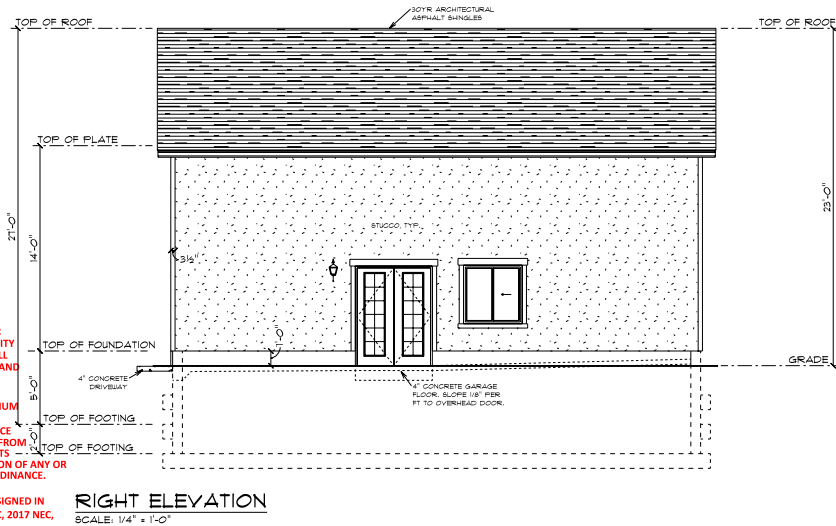
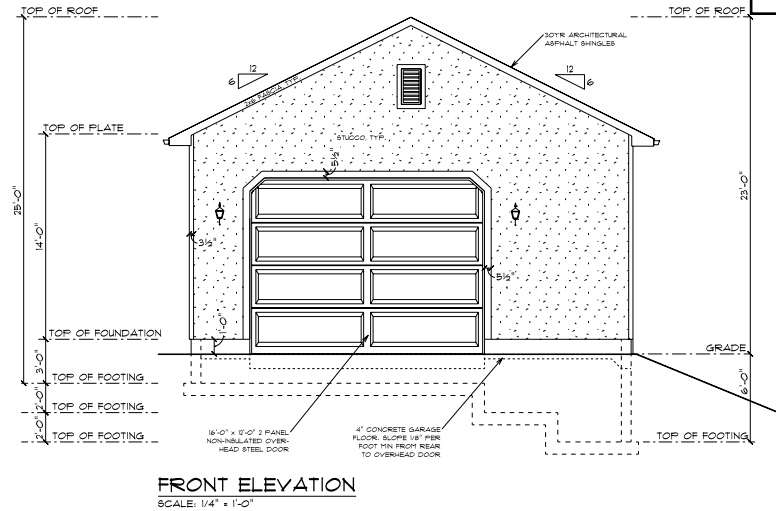
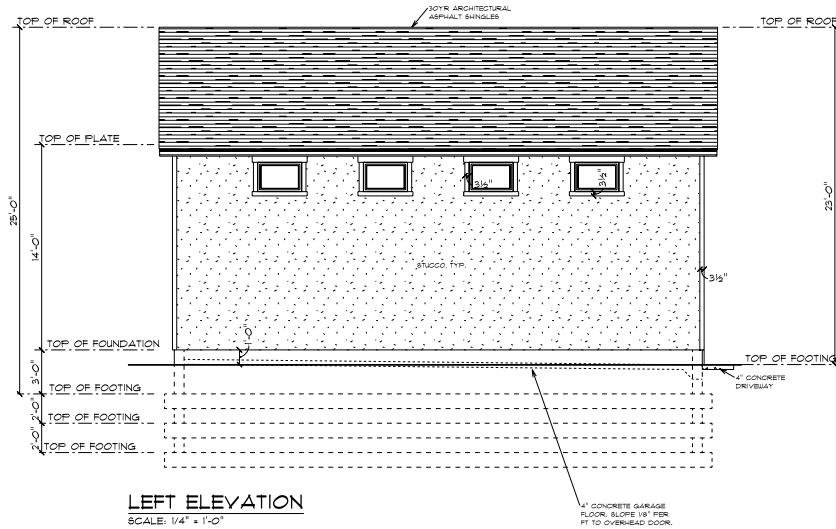
All of the previous examples I've shown have detached garages that are clearly taller than the rambler homes associated with the properties. I have more examples that I could include but I think this should be sufficient for now.

If there is anything more that you need let me know. I am here to help and work through this with you so that we can get the CUP and then ultimately the building permit so that we can finish this project for our client as quickly as possible.

Thank you,

Stephen Stamp,

Clic Homes



IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.

THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM CODE OR ORDINANCE. NO APPROVAL EVER GRANTS THESE PLANS OR GIVES PERMISSION FOR VIOLATION OF ANY OR PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE.

PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE (2015 IRC, 2015 IBC, 2017 NEC, AND 2015 UICC) 4 CURRENT MECH

NOTE: THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE CONSTRUCTION PLANS AND SITE PLAN WITHOUT ERROR, (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR,

NOTE: CLIC HOMES LLC, THE DESIGNER OR DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

ANYONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION).

Item H.2.

Engineering By: Carson Engineering  
Drawn: Carson Engineering  
Print Designer: Carson Engineering  
Date: 03-08-2022

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NOTICE:

A-1

SHEET \* 8  
SCALE: AS NOTED  
EXTERIOR ELEVATIONS

8

CLIC HOMES LLC



IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.

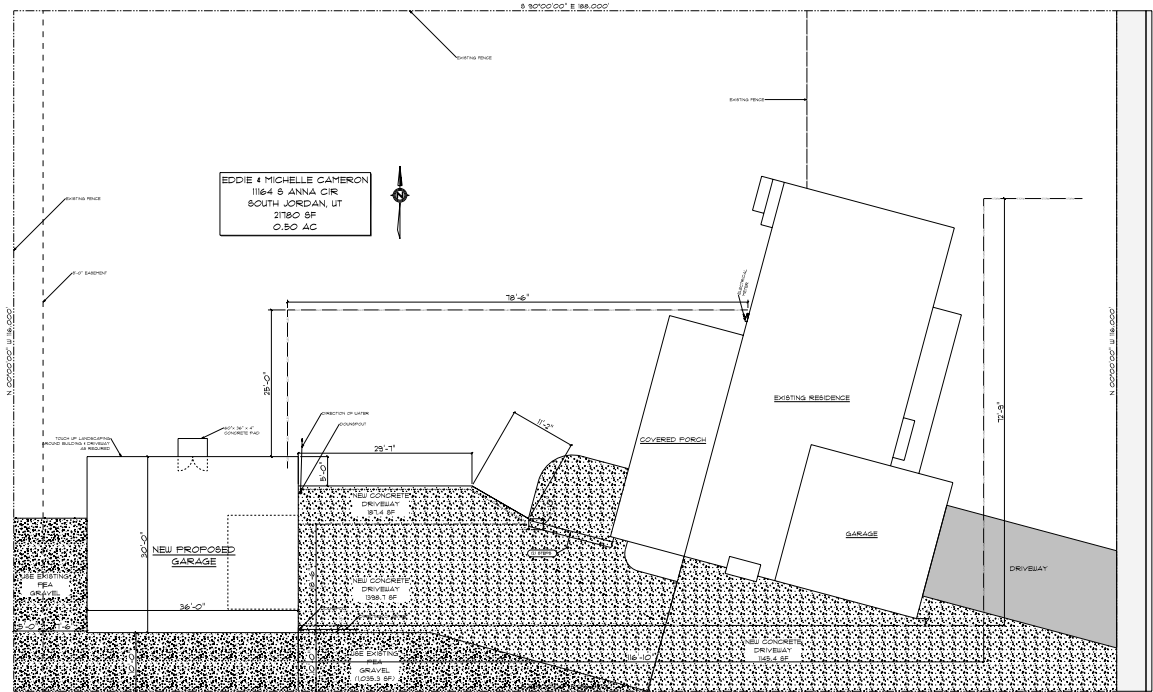
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PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE (2015 IRC, 2015 IBC, 2017 NEC, AND 2015 UEC) 4 CURRENT MEC

NOTE: THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE CONSTRUCTION PLANS AND SITE PLAN WITHOUT ERROR, (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR,

NOTE: CLIC HOMES LLC, THE DESIGNER OR DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

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SITE PLAN (PROPOSED)  
SCALE: 1" = 10'-0"

S. ANNA CIRCLE

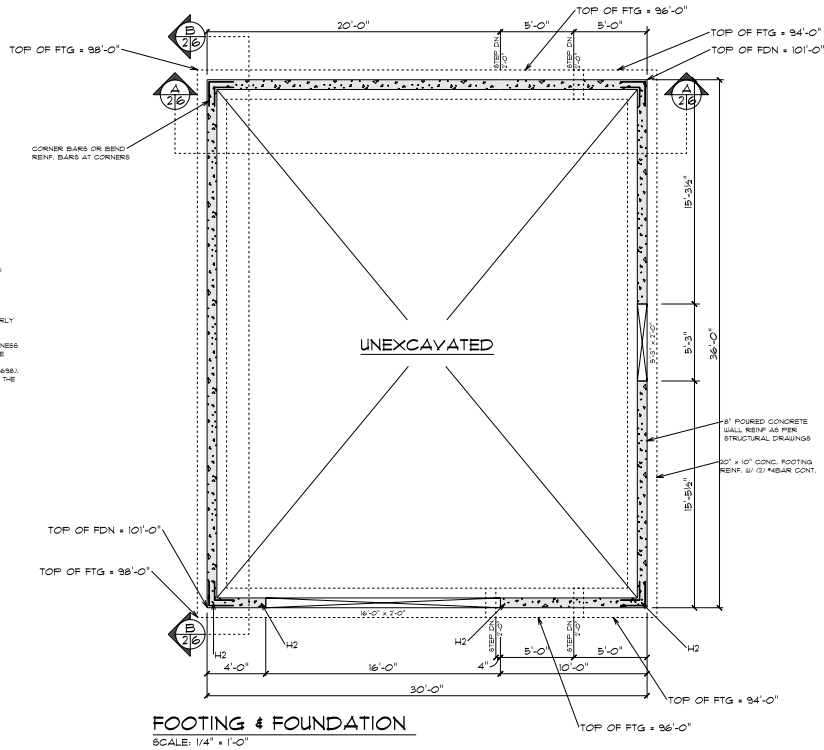
## FOUNDATION NOTES:

1. PRIOR TO CONSTRUCTION, ALL ORGANIC MATERIAL, TOP SOIL, AND DEBRIS SHALL BE REMOVED FROM THE BUILDING AREA.
2. ALL FOOTING, INCLUDING RUBB ON GRADE, SHALL BEAR ON UNDISTURBED ROLLER COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
3. ALL FOUNDATION CONCRETE FOR FOOTINGS AND INTERIOR SLABS SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
4. BOTTOM OF ALL FOOTINGS SHALL BE AS PER GENERAL NOTES, SECTION 4, EXCAVATION, BACKFILL, AND GRADING.
5. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
6. CONCRETE PROTECTION FOR REINFORCING: AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 308).
7. ALL CONTINUOUS REINFORCING SHALL LAP AS PER THE STRUCTURAL ENGINEERING NOTES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. BEFORE POURING CONCRETE, ALL EXPOSED IRON SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED, MAINTAINED SECURELY IN PLACE AND INSPECTED.
9. ANY STRUCTURAL BACKFILL (REQUIRED) IN ADDITION TO THE MIN. THICKNESS AS SHOWN ON THE DRAWINGS SHALL BE PLACED IN 8 TO 10 INCH-THICK LAYERS AND BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D1556).
10. PIER FOOTING THICKNESS SHALL BE ONE-HALF (MINIMUM) THE WIDTH OF THE FOOTING.

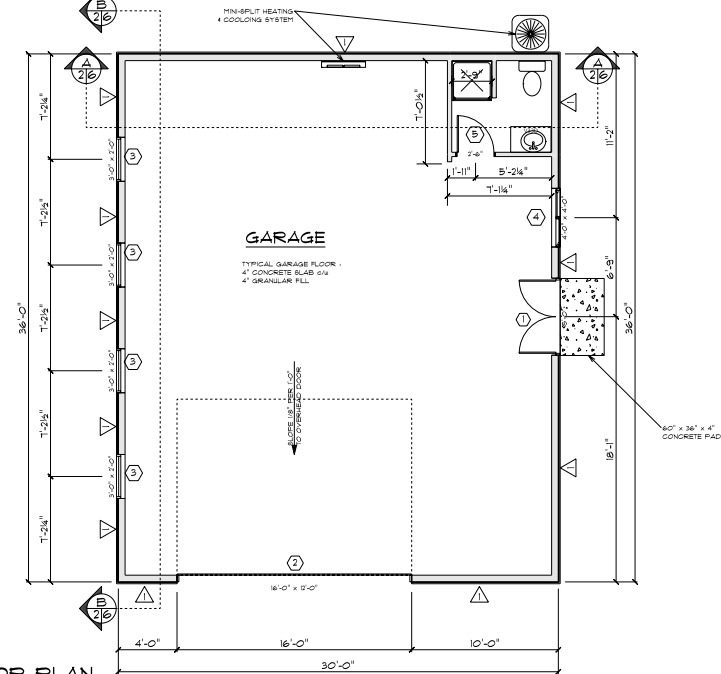
VERIFY ALL OPENING SIZES W/ CONTRACTOR.

## ELEVATIONS: (ASSUMED)

MAIN FLOOR / GRADE = 100'-0"  
TOP OF FDN = 101'-0"  
TOP OF FTG = 98'-0"  
TOP OF FTG = 94'-0" RIGHT ELEVATION



OPENING SCHEDULE						
IDENTIFIER	PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	DESCRIPTION
1	60090 FRENCH	3'-0" x 6'-8"	L	NO	1	FRENCH DOORS W/ GLASS, GRIDED
2	1001200 WING TOP	16'-0" x 13'-0"	U	NO	1	STEEL, NON-POL, (2) PANEL
3	36024 CASEMENT	3'-0" x 2'-0"	N	NA	4	VINYL, WHITE
4	48X48 SLIDER	4'-0" x 4'-0"	NIL	NA	1	VINYL, WHITE
5	30090 COLONIAL	2'-6" x 6'-8"	L	NO	1	HOLLOW, (2) PANEL



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Item H.2.

Prepared By: Cameron Engineering  
Checked By: [Signature]  
Date: 03-08-2022

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S-1

SHEET # 2  
SCALE: AS NOTED

FLOOR PLANS

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 06/28/2022**

**Issue:** WOOD DETACHED GARAGE  
CONDITIONAL USE PERMIT  
**Address:** 9447 S. 2500 W.  
**File No:** PLCUP202200128  
**Applicant:** Tim Wood

**Submitted by: Damir Drozdek, Planner III**

## **Staff Recommendation (Motion Ready):**

- **Approve** application PLCUP202200128 to allow for construction of a detached garage on property located at 9447 S. 2500 W.

<b>ACREAGE:</b>	0.42 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-family Residential, 1.8 lots per acre) Zone
<b>CURRENT USE:</b>	Single-family Residence
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / 9435 S. street South – R-1.8 / Single-Family Residence West – R-1.8 / 2500 W. street East – R-2.5 / Single-Family Residence

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

## I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:
  - a. compliance with all conditions of an applicable conditional use permit;
  - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

## **BACKGROUND:**

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for a detached garage. The proposed garage will be constructed on property that is a corner lot located at 9447 S. 2500 W. Said garage will be situated at the east end of the property located to the rear of the home. The garage will be accessed off 9435 S. This will be a second access point to the property off the street. This access will have to be reviewed and approved by the City Engineer.

The house appears to be a split-level home. It is 22' tall at the ridge. The garage will be slightly higher than the house topping off at 25' at the ridge. The garage will also have a living space (ADU) on the second floor. The ADU permit (PLALU202200007) was approved by the planning staff in January of this year.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The subject property is located in the R-1.8 zone.
- It is not an unusual scenario for properties that have ramblers or split-level homes to have a detached structure or an accessory building that is higher than the main building (home).
- Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high (§17.40.020.I.3.a).
- Staff has not identified any potential detrimental effects that the proposed structure may cause.

### **Conclusion:**

- The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties or the general area. And therefore the planning staff recommends approval of the application.

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.



**ALTERNATIVES:**

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

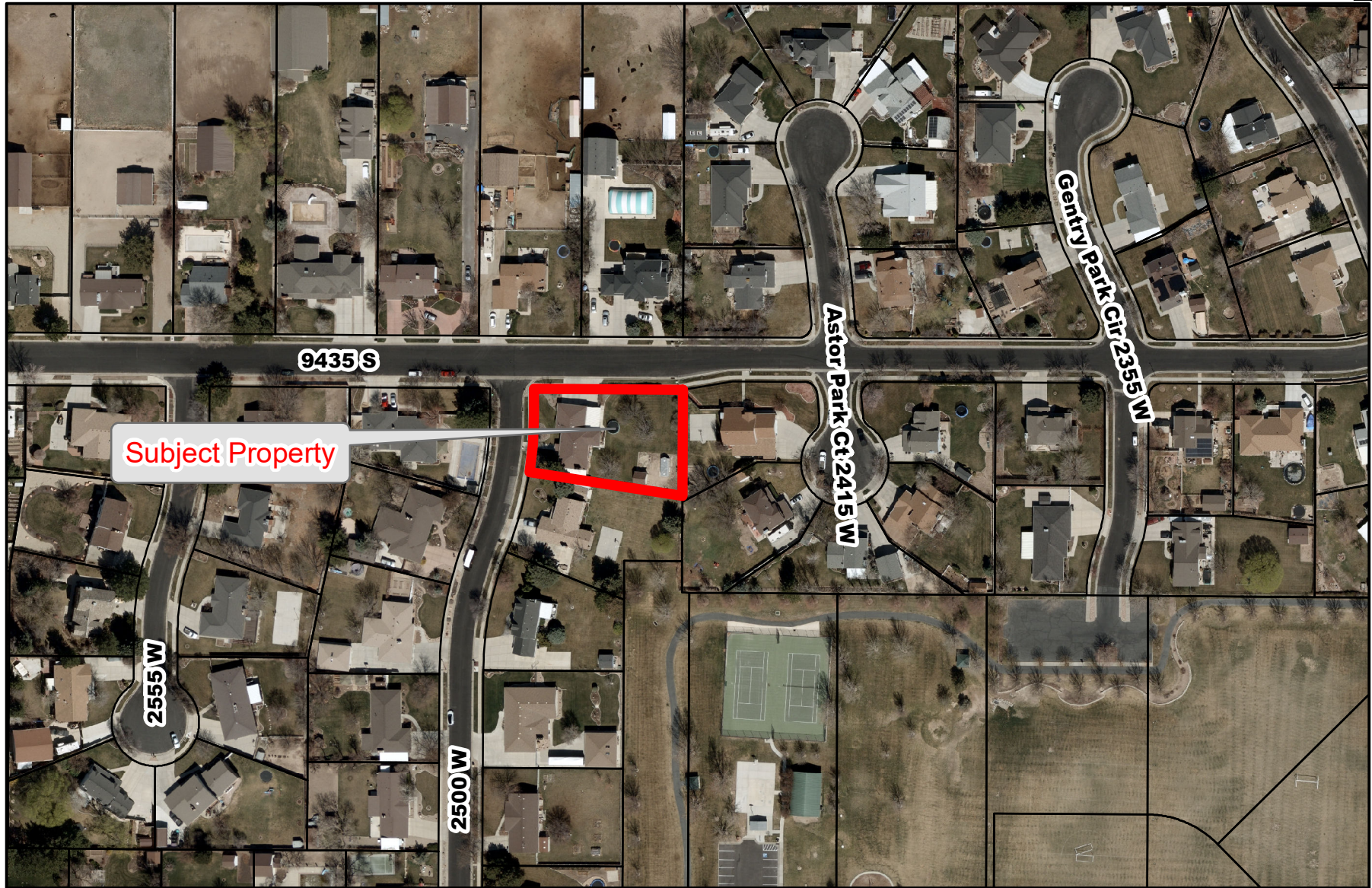
**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Elevations and Floor Plans
- Site Plan



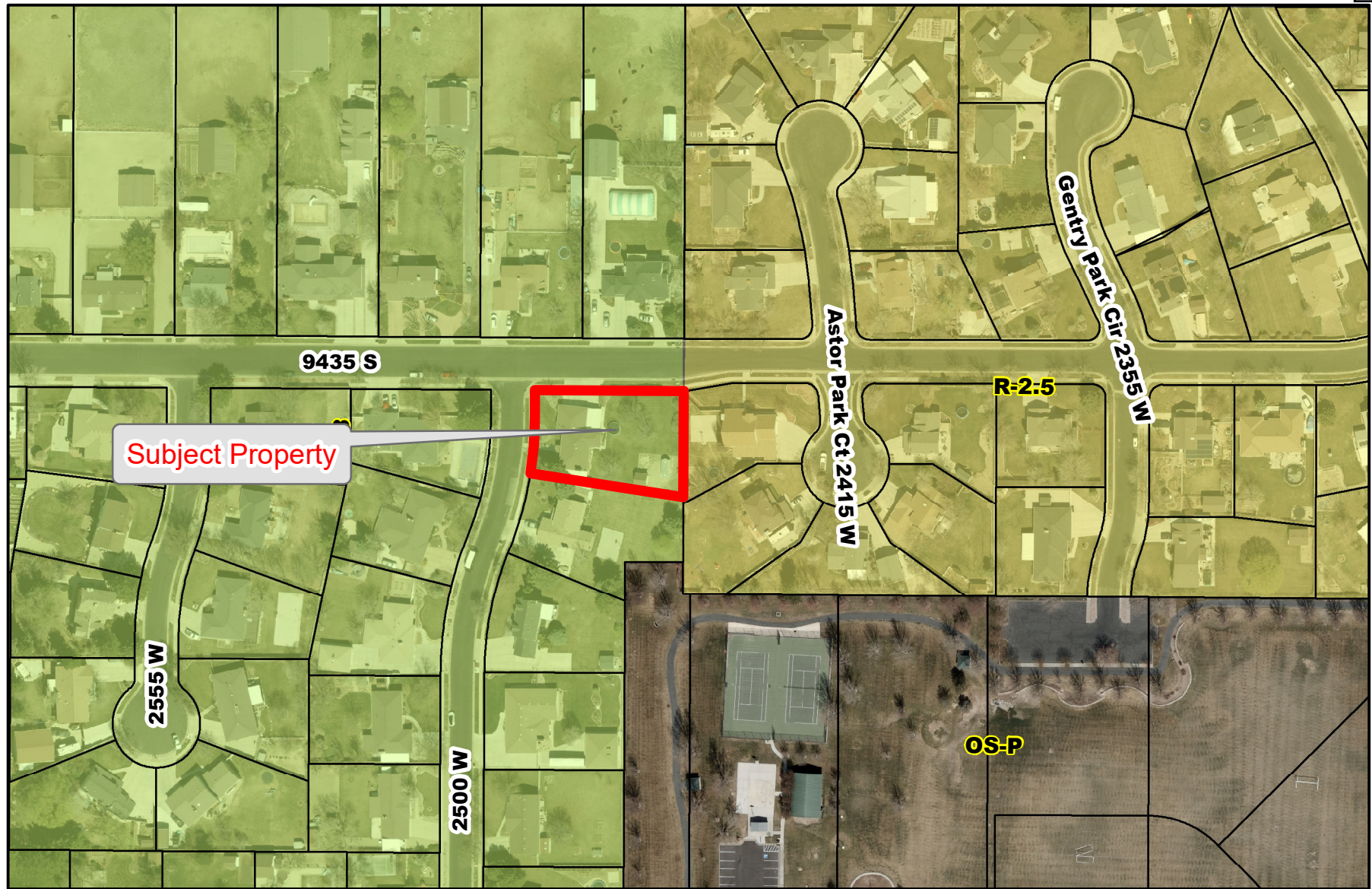
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Damir Drozdek, AICP  
Planner III  
Planning Department



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2021</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2021</p> 
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WOOD RESIDENCE  
9447 SOUTH 2500 WEST  
SO JORDAN, UTAH

Date	
Scale	$\frac{1}{4}" = 1'0"$
Drawn	C. Perry
Job	
Sheet	1
Of 2	Sheets

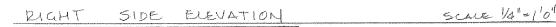
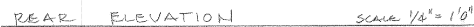
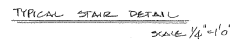


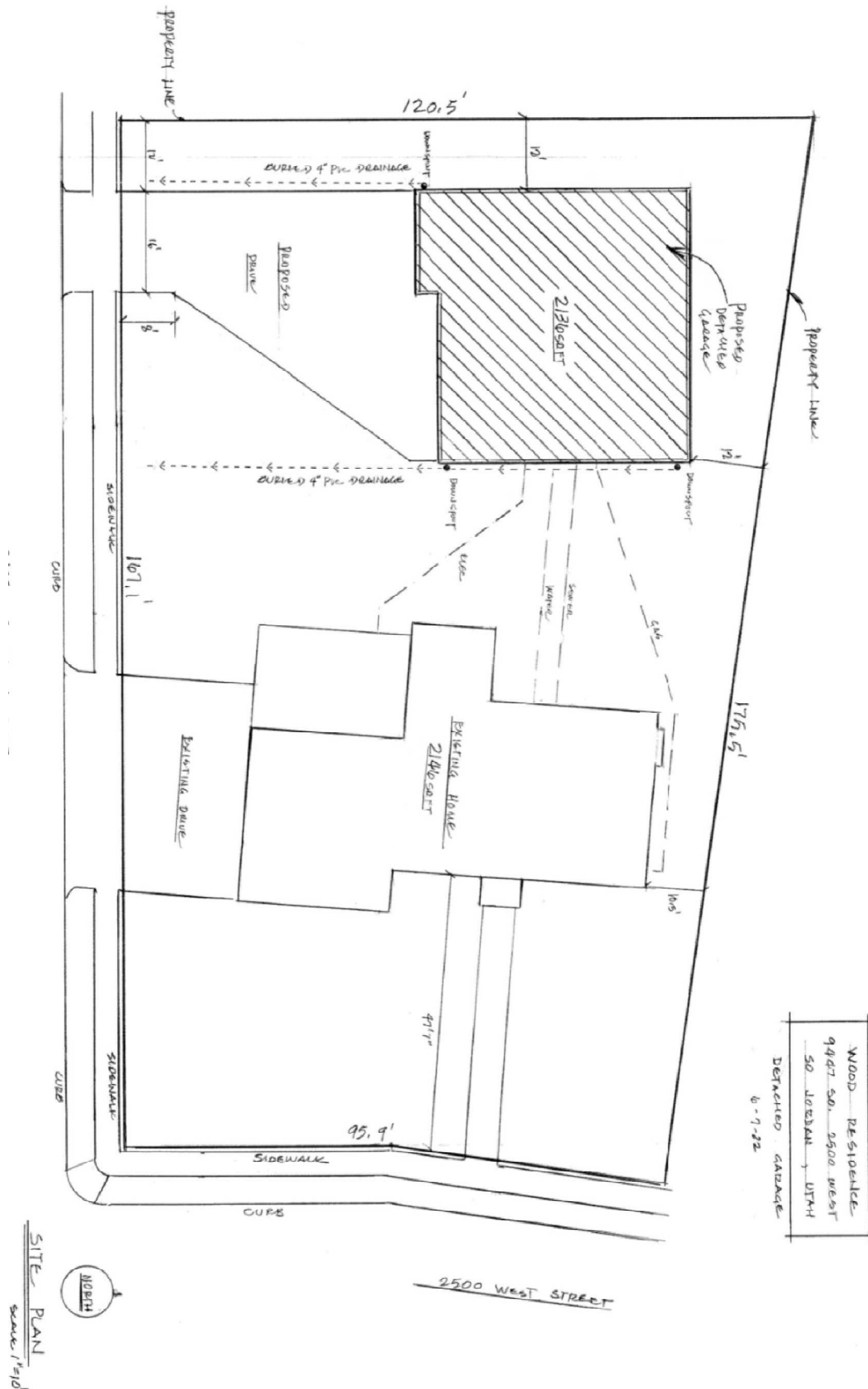




STRUCTURAL ITEMS ONLY

STRUCTURAL ITEMS ONLY





## SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/28/2022

**Issue:** 2555 W 11400 S  
REZONE FROM A-5 TO R-2.5

**Address:** 2555 W 11400 S  
**File No:** PLZBA202200064  
**Applicant:** Austin Bowthorpe

**Submitted:** Ian Harris, Planner I  
Jared Francis, Senior Engineer

**Staff Recommendation (Motion Ready):** Based on the staff report and other information presented during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, file number **PLZBA202200064**, from A-5 to R-2.5.

<b>ACREAGE:</b>	0.95 acres
<b>CURRENT ZONE:</b>	A-5
<b>CURRENT USE:</b>	Single Family Residential
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – 11400 S / R-2.5 (UDOT Road, Single Family Residential)
	South – A-5 (Single-Family Residential/Agricultural)
	East – R-3 / R-1.8 (Single Family Residential)
	West – R-2.5 (Single Family Residential)

### **STANDARD OF REVIEW:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

## **BACKGROUND:**

Austin Bowthorpe (son of property owner Blake Bowthorpe) submitted an application to rezone the subject parcel on April 7, 2022. The applicant is proposing to create a 2-lot single-family residential subdivision that would be accessed by a private lane off the south side of 11400 S. There is a private ingress and egress easement to access the private lane, as it is owned by a property to the south. The existing home will remain on a 19,602 sq. ft. lot fronting 11400 S, while a new single-family residence is proposed on a 21,780 sq. ft. lot in the rear. The rear lot would essentially function as a flag lot.

Currently, the subject parcel sits within the A-5 zone. The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Stable Neighborhood (SN).

## **ANALYSIS:**

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff has determined that the private drive is of suitable width and condition to access the property. A hammerhead turnaround would not be required on the private drive. No major issues were found that would impede the development plans following a rezone.

The South Jordan Finance Department conducted a fiscal review based on the proposed rezone, and found that compared to no change, a rezone to R-2.5 would increase city revenue and slightly increase city expenses.

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## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

### **Conclusion:**

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

## **ALTERNATIVES:**



- Recommend denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

**SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Land Use Map
- Subdivision Concept
- Fiscal Analysis
- Infrastructure Analysis

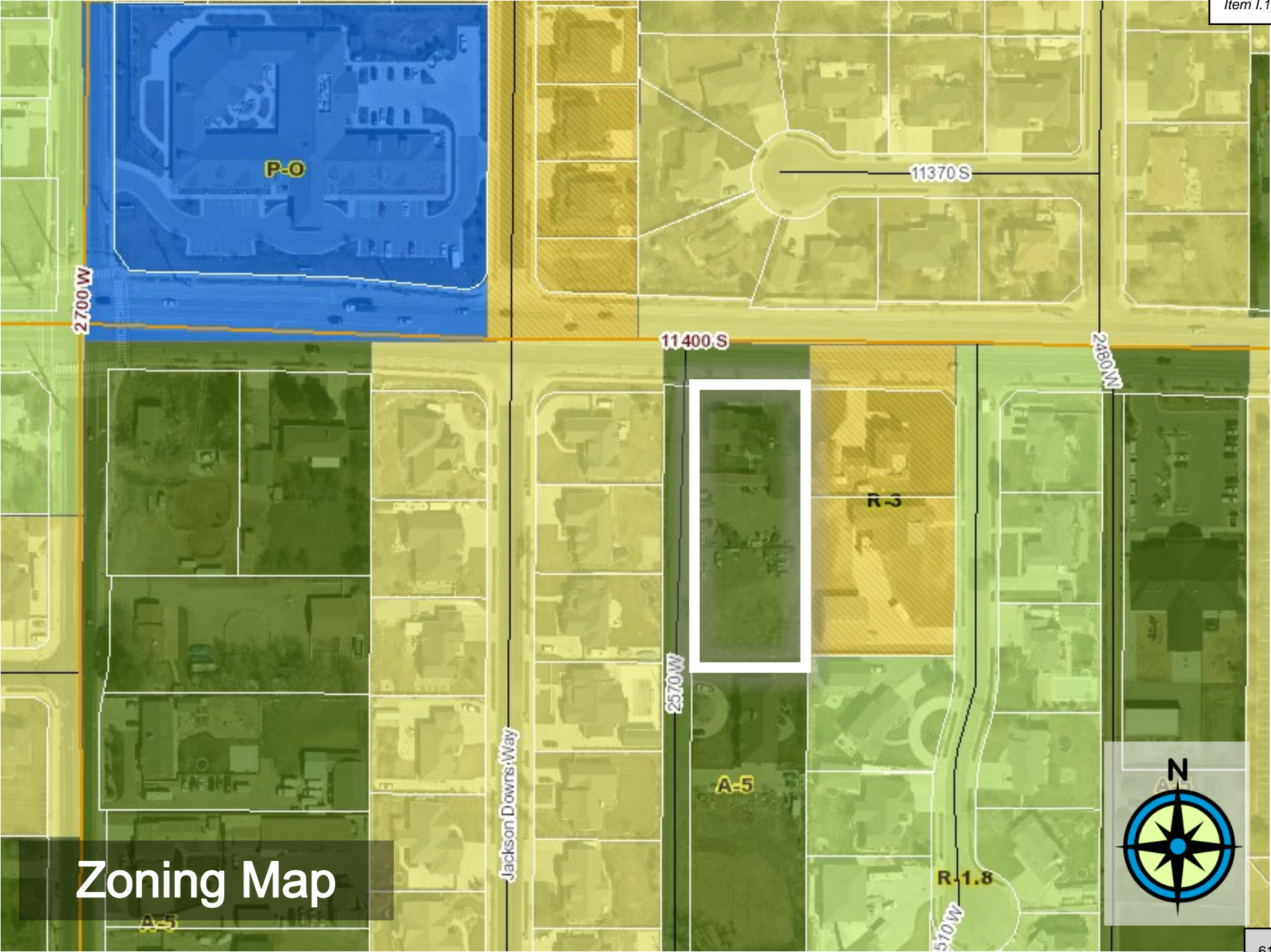
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Ian Harris  
Planner I  
Planning Department



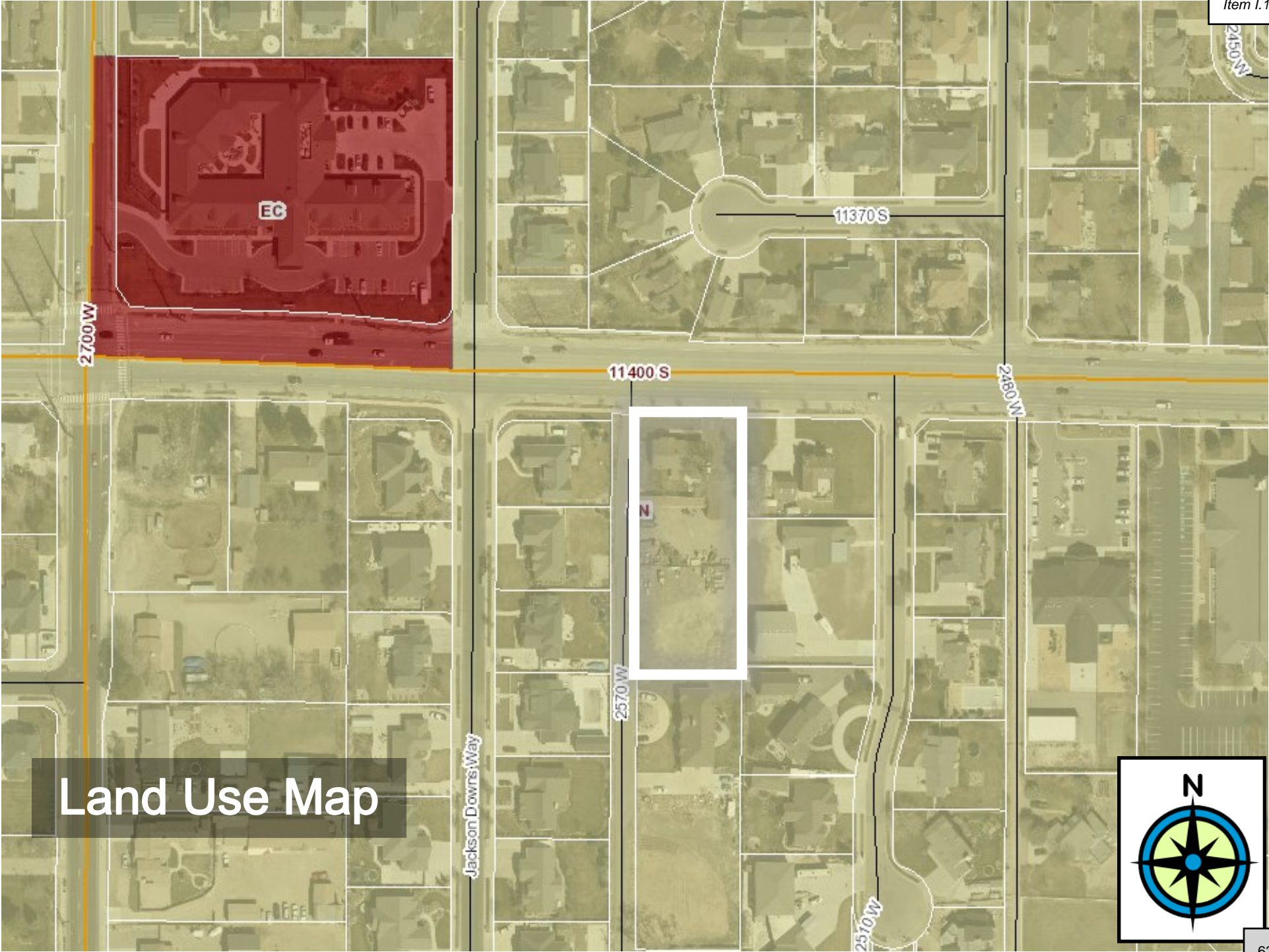
Location Map



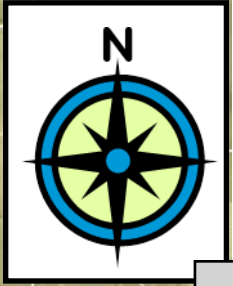


# Zoning Map





Land Use Map





JACKSON DOWNS

Item I.1.

MORE OR LESS

2570 West (private lane)  
N 00°01'15" W 313.71'

6" existing water line

12" pipe

Gravel pit ditch  
165.40'

Parcel # 27-21-401-045  
Blake Bowthorpe  
0.94 ACRES (M, OR L.)

NEW PARCEL  
0.5 ACRES

(REMAINDER

EXISTING HOUSE

EXISTING GARAGE

S 88°45'01" E 131.23'

N 89°56'45" E 132.00'

EXISTING LINE

(easement agreement required)  
10' SEWER LINE EASEMENT

165.30'

S 00°09'28" E 310.51'

SEWER PUMP

63

400 SOUTH STREET

# Project Analysis

Project: Bowthorpe Rezone

April 27, 2022

## Scenario Descriptions

### Scenario 1: No Change - A-5

No Change - Agriculture A-5

## Financial Summary by Scenario

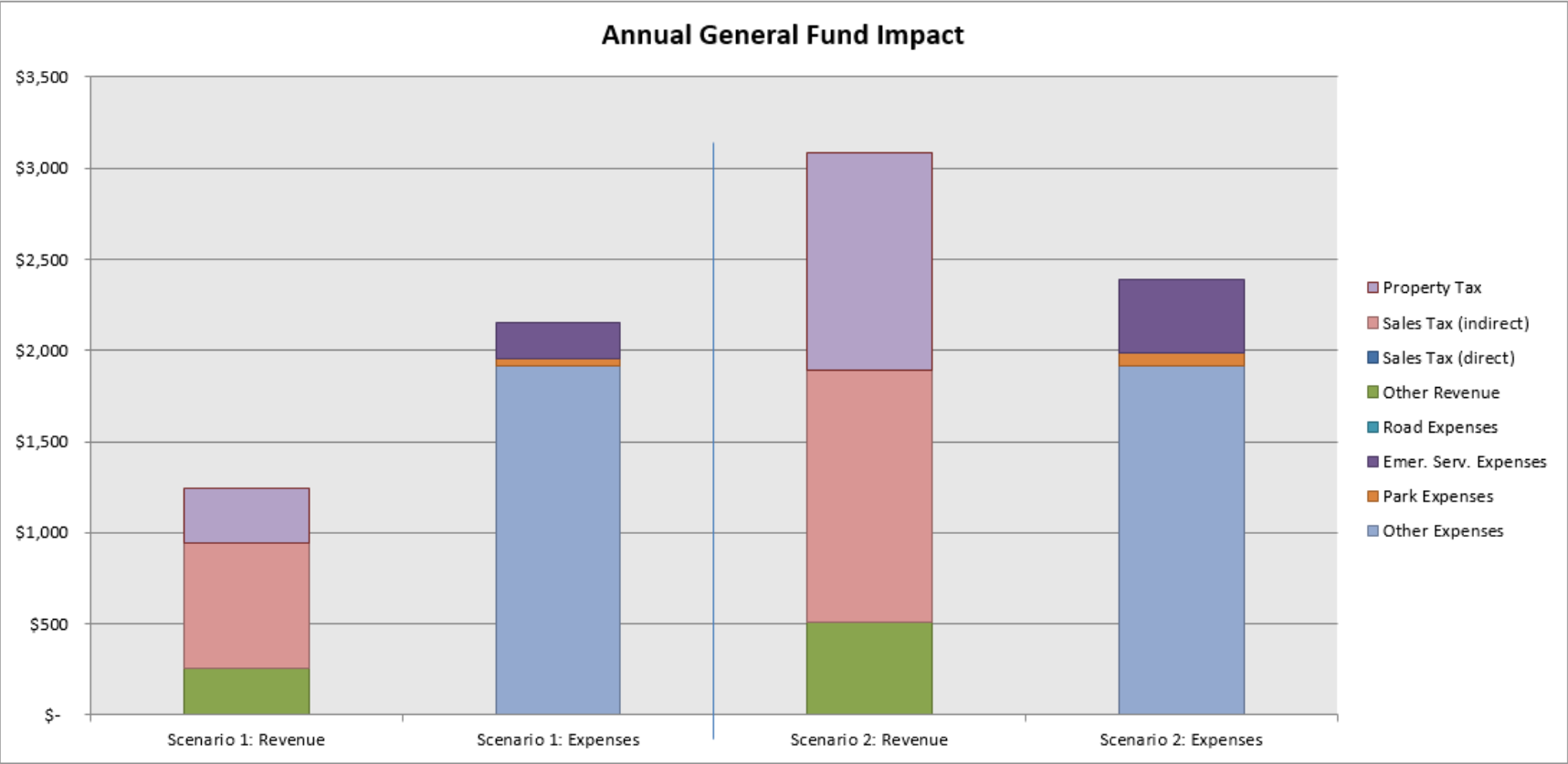
Direct Impact (General Fund)	No Change - A-5	R-2.5
<b>Revenue</b>	<b>\$ 555</b>	<b>\$ 1,706</b>
Property Tax	\$ 299	\$ 1,195
Sales Tax (direct)	\$ -	\$ -
Other	\$ 256	\$ 511
<b>Expenses</b>	<b>\$ 2,155</b>	<b>\$ 2,392</b>
Roads	\$ -	\$ -
Emergency Serv.	\$ 202	\$ 404
Parks	\$ 34	\$ 69
Other	\$ -	\$ -
<b>Total</b>	<b>\$ (1,600)</b>	<b>\$ (686)</b>
Per Acre	\$ (1,684.44)	\$ (721.71)
Per Unit	\$ (1,600.22)	\$ (342.81)
Per Person	\$ (543.85)	\$ (116.51)

### Indirect Impact

<b>Potential Retail Sales</b>	<b>\$ 69,754</b>	<b>\$ 139,508</b>
Sales Tax (indirect)	\$ 689	\$ 1,379

\*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

\*\* Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



## LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

### *INFRASTRUCTURE ANALYSIS*

<b>Project Name/Number</b>	Bowthorpe      2555 W 11400 S
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<b>Planner Assigned</b>	Ian Harris
<b>Engineer Assigned</b>	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is bordered on the north by 11400 South and on the west by 2570 West (which is a private drive). When the property is subdivided, the new lot to the south will be accessed from 2570 West. The private drive is paved and meets minimum width requirements. The proposed lot has been granted access to use the private drive.

**Culinary Water:** *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 6" water main in 2570 West, which is part of a looped system. When the property develops, the applicant will be required to provide the necessary waterline easements in behalf of South Jordan City, in order to provide a culinary water service to the new lot. Fire hydrants will be required on site as per City standards. A water model may be required as part of the preliminary subdivision submittals.

**Secondary Water:** *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate may be required with development to determine if it's feasible per City code for the new development to provide a functioning secondary water system.



**Sanitary Sewer:** *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

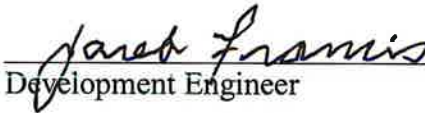
There is a sewer main line in 11400 South and there might be another one in 2570 West. The GIS mapping doesn't show a sewer main in 2570 West but there are already 3 other existing homes on the private drive so it might also contain a sewer main line. Sewer connection requirements will be determined by the South Valley Sewer District.

**Storm Drainage:** *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80<sup>th</sup> percentile rainfall event. For storm events greater than the 80<sup>th</sup> percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. The closest existing public storm drain system is located in 11400 South but it is anticipated that the proposed lot will retain all of its storm water.

**Other Items:** *(Any other items that might be of concern)*

**Report Approved:**

  
Development Engineer

6/22/22  
Date

  
Brad Klavano, PE, PLS  
Director of Development Services/City Engineer

6/22/22  
Date